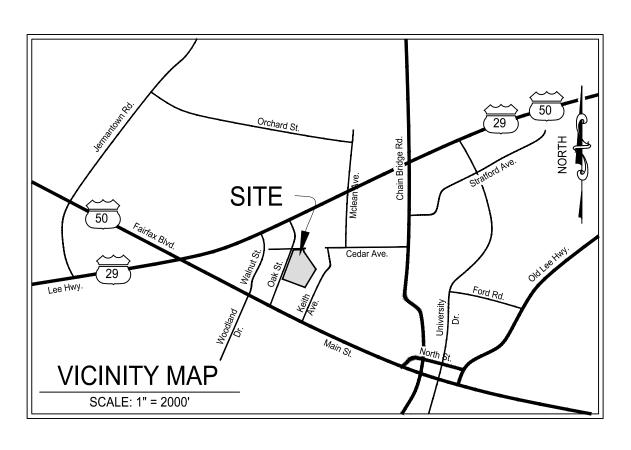
MASTER DEVELOPMENT PLAN AMERICAN LEGION-POST 177 REDEVELOPMENT

CITY OF FAIRFAX, VIRGINIA





AERIAL VIEW FROM OAK STREET LOOKING SOUTHEAST

GENERAL NOTES

THE SUBJECT PROPERTY SHOWN HEREON IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS

PARCEL ID	PROPERTY OWNER	PROPERTY ADDRESS	ACREAGE	EXISTING ZONING
57 1 02 115	FAIRFAX VIRGINIA POST NO. 177,	3939 OAK STREET	7.74670	RH (RESIDENTIAL - HIGH)

- A. PURSUANT TO SECTION 3.8.2.I. OF THE ZONING ORDINANCE, A MODIFICATION TO THE DEVELOPMENT SCHEDULE REQUIREMENT IS REQUESTED. SEE THE
- B. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENTS OF SECTION 4.5.5.C.2(b)(2) AND 4.5.5.D. ARE REQUESTED. MORE SPECIFICALLY, THE APPLICANT SEEKS MODIFICATIONS TO THE MINIMUM FENCE OR WALL HEIGHT REQUIREMENTS OF THE TY3 TRANSITIONAL YARD SPECIFICATIONS. SEE THE STATEMENT OF JUSTIFICATION AND SHEET L100 OF THIS PLAN FOR ADDITIONAL INFORMATION.
- C. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A REDUCTION IS REQUESTED TO THE NUMBER OF PARKING SPACES REQUIRED TO BE PROVIDED FOR THE UPPER STORY RESIDENTIAL / MIXED USES, AS SET FORTH IN SECTION 4.2.3.E. SEE THE STATEMENT OF JUSTIFICATION AND SHEET C400 OF THIS PLAN FOR ADDITIONAL INFORMATION. D. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION IS HEREBY REQUESTED OF THE REQUIREMENT TO PROVIDE A TOTAL OF
- TWO (2) LOADING SPACES FOR THE UPPER STORY RESIDENTIAL BUILDING AND PRIVATE CLUB. AS SET FORTH IN SECTION 4.2.9.B. IT IS REQUESTED THAT THE TWO USES SHARE ONE LOADING SPACE IN THE PROPOSED LOADING DOCK. E. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENT TO PROVIDE STREET TREES ALONG ALL STREETS, AS
- SET FORTH IN SECTION 4.5.6.B. SEE THE STATEMENT OF JUSTIFICATION AND SHEET L100 OF THIS PLAN FOR ADDITIONAL INFORMATION. F. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION IS REQUESTED TO THE REQUIREMENTS OF INTERIOR AND TERMINAL LANDSCAPED ISLANDS, AS SET FORTH IN SECTION 4.5.7.D. SEE THE STATEMENT OF JUSTIFICATION AND SHEET L100 OF THIS PLAN FOR ADDITIONAL
- G. SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 8.11 OF THE FAIRFAX PUBLIC FACILITIES MANUAL (PFM) TO ALLOW STREET TREES TO BE
- 4. THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM BETWEEN THE DATES OF JULY 10th, 2019 AND JULY 29th, 2019 (ALTA/NSPS LAND TITLE SURVEY) AND JULY 10th, 2019 AND AUGUST 13th, 2019. (TOPOGRAPHIC SURVEY). CONTOUR INTERVAL FOR TOPOGRAPHIC SURVEY IS 2 FEET. THE FOLLOWING DATUM WERE USED:
- A. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH AS ESTABLISHED
- B. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 29) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- 5. THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155240001D WITH AN
- EFFECTIVE DATE OF JUNE 2, 2006. THE PROPERTY SHOWN HEREON IS LOCATED IN: • FLOOD ZONE "AO" (SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOOD ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL
- FAN FLOODING, VELOCITIES ALSO DETERMINED. • FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), BASE FLOOD ELEVATIONS DETERMINED.
- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON.
- 6. A TITLE REPORT WAS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 207-19000006-CTB, EFFECTIVE DATE OF NOVEMBER 24, 2019.
- 7. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY FAIRFAX CITY.
- 8. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY. THE SUBJECT PROPERTY IS NOT LISTED UNDER THE NATIONAL REGISTER OF HISTORIC PLACES.
- 9. AS DEPICTED ON THIS PLAN THE SUBJECT PROPERTY CONTAINS A RESOURCE PROTECTION AREA (RPA) TAKEN FROM A PLAN DATED AUGUST 25, 2020 AND TITLED "RESOURCE PROTECTION AREA PLAN" PREPARED BY WETLANDS STUDIES AND SOLUTIONS, INC.
- 10. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
- 11. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTION OF THE MODIFICATIONS REQUESTED IN NOTE # 3.
- 12. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX CITY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
- 13. THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDINGS IS APPROXIMATE ONLY AND MAY BE SUBJECT TO REVISIONS AT THE TIME OF SITE PLAN. SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED MASTER DEVELOPMENT PLAN.

- 17. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE
- AMEND THE THE NORTHERN PORTION OF THE SUBJECT PROPERTY, CONTAINING CHILCOTT STADIUM, FROM THE CURRENTLY DESIGNATED GREEN NETWORK - PUBLIC TO THE GREEN NETWORK - PRIVATE DESIGNATION. IN ADDITION, THE APPLICANT HAS REQUESTED TO AMEND THE COMPREHENSIVE PLAN MAP FOR THE SOUTHERN PORTION OF THE SUBJECT PROPERTY FROM THE SOCIAL AND CIVIC NETWORK DESIGNATION TO MULTIFAMILY NEIGHBORHOOD PLACE TYPE.
- 19. SEE SHEET C802 FOR A DEPICTION OF THE FUTURE SUBDIVISION OF THE SUBJECT PROPERTY.
- 20. TRIPLEX UNITS COVERED BY U.S. PATENT NO. 7,676,998.

TAX MAP # 57 1 02 115 FAIRFAX VIRGINIA POST NO. 177, THE AMERICAN LEGION, INC. 3939 OAK STREET FAIRFAX. VA 22030

TITLE OWNER OF

CO-APPLICANTS FAIRFAX VIRGINIA POST NO. 177, THE AMERICAN LEGION, INC. 3939 OAK STREET FAIRFAX, VA 22030

POST 177 APARTMENTS, LLC. 1375 PICCARD DRIVE, SUITE 150 ROCKVILLE, MD 20850

TOLL MID-ATLANTIC LP COMPANY, INC. 19775 BELMONT EXECUTIVE PLAZA, SUITE 250 ASHBURN, VA 20147

PROJECT TEAM

LAND USE ATTORNEY WIRE GILL LLP 1750 TYSONS BLVD, SUITE 1500 TYSONS, VA 22102

ARCHITECT DCS DESIGN 8614 WESTWOOD CENTER DRIVE, SUITE 800

TYSONS, VA 22182

ARCHITECT LESSARD DESIGN

8521 LEESBURG PIKE, SEVENTH FLOOR

VIENNA, VA 22182

ENGINEER / LAND PLANNING CHRISTOPHER CONSULTANTS 9900 MAIN STREET, FOURTH FLOOR FAIRFAX, VA 22031

TRANSPORTATION ENGINEER GOROVE / SLADE 1140 CONNECTICUT AVE. NW. SUITE 600

ENVIRONMENTAL ENGINEER WETLAND STUDIES & SOLUTIONS, INC. SUITE 100

SHEET INDEX

C000 COVER SHEET

C100 EXISTING CONDITIONS

C200 TREE MANAGEMENT PLAN

C201 TREE MANAGEMENT SCHEDULE, NOTES & DETAILS

C300 MASTER DEVELOPMENT PLAN C400 NOTES & TABULATIONS C401 VERTICAL SECTIONS C401A VERTICAL SECTIONS

C402 VERTICAL SECTIONS C403 PARKING PLAN

C500 PRELIMINARY GRADING PLAN

L100 LANDSCAPE PLAN

L101 LANDSCAPE PLAN NOTES L200 OPEN SPACE PLAN

C600 SIGHT DISTANCE PROFILES C601 SIGHT DISTANCE PROFILES C700 SANITARY SEWER ANALYSIS

C800 VEHICULAR TURNING MOVEMENT PLAN

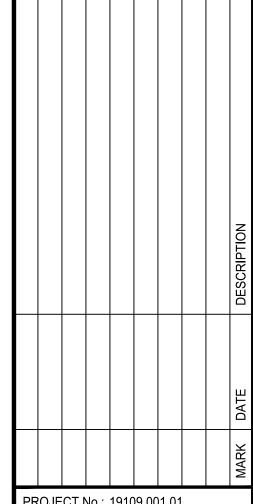
C801 FIRE SERVICE PLAN C802 MONOPOLE & SUBDIVISION DETAILS

SUBMISSIONS

SUBMISSION 1: JUNE 19, 2020 SUBMISSION 2: NOVEMBER 16, 2020 SUBMISSION 3: MAY 28, 2021

WASHINGTON, DC 20036

5300 WELLINGTON BRANCH DRIVE, GAINESVILLE, VA 20155

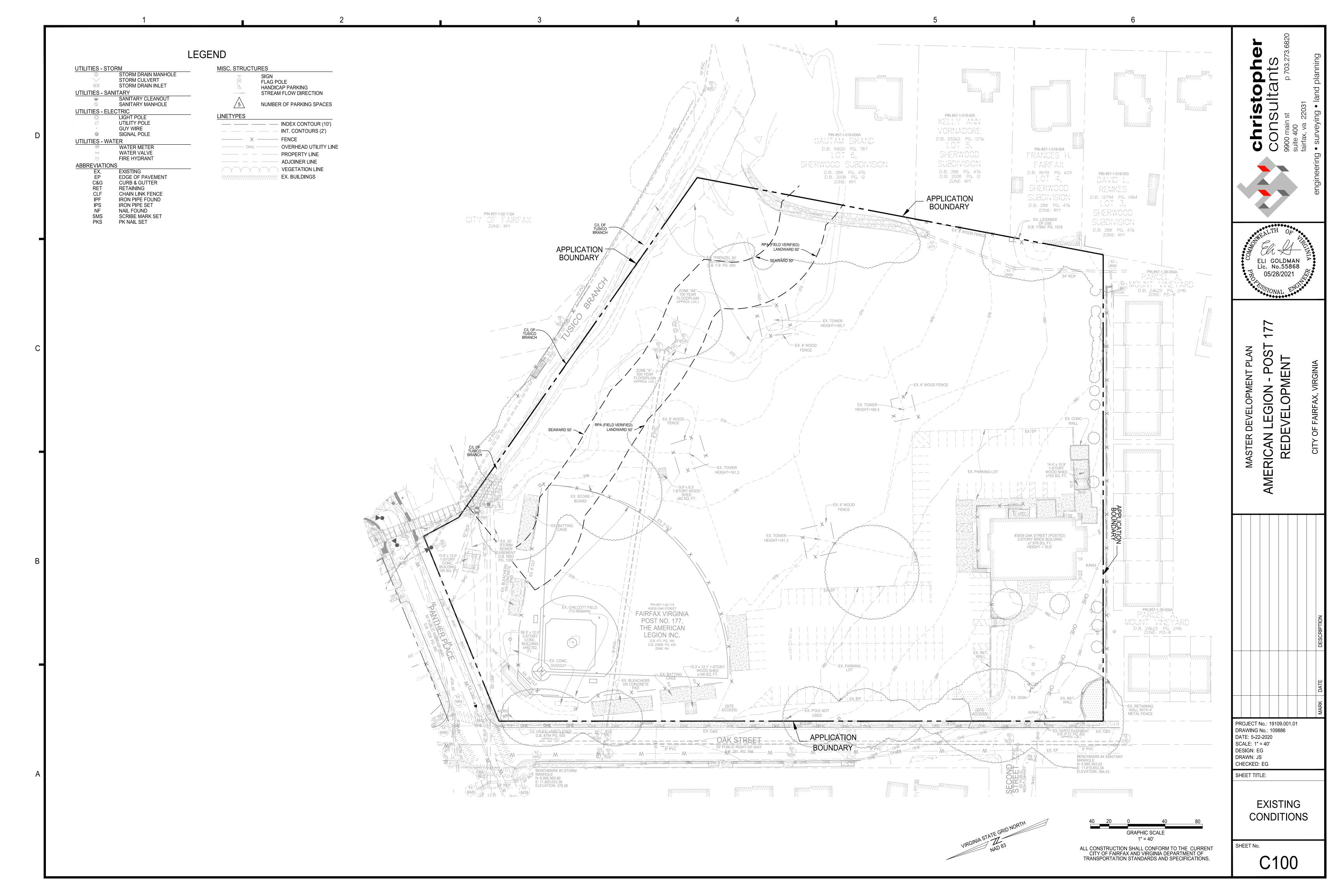


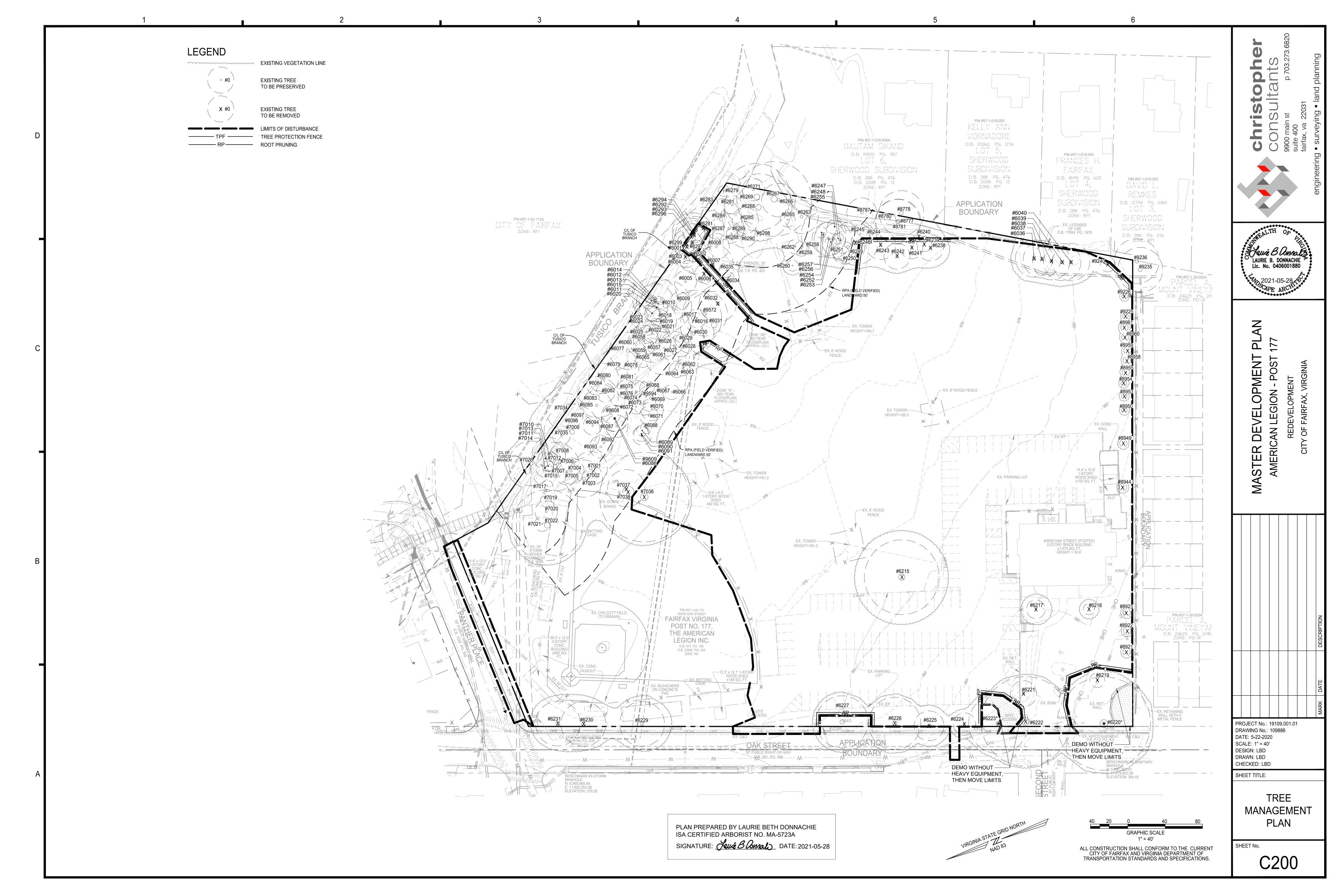
PROJECT No.: 19109.001.01 DRAWING No.: 109886 DATE: 5-22-2020 SCALE: N/A DESIGN: EG,LBD

DRAWN: EG,LBD CHECKED: EG,LBD SHEET TITLE:

COVER SHEET

C000

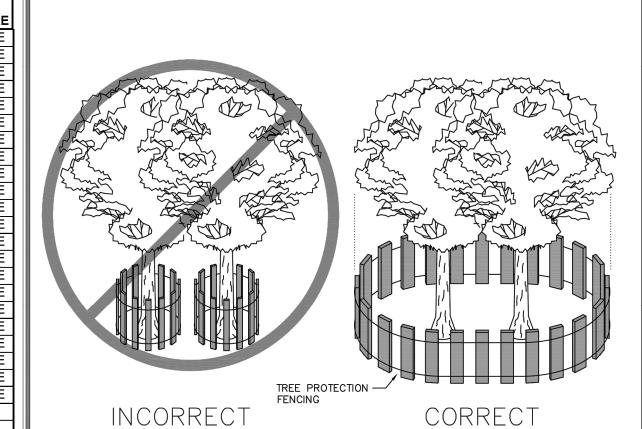




TRE	EE PRESERVAT	ION SCHEDL	JLE								
	BOTANICAL NAME	COMMON NAME		TRUNK DIAMETER (IN) & CRITICAL ROOT ZONE RADIUS (FT)	CONDITION RATING 65	LOCATION ONSITE	RPA Y	PROCEDURE REMOVE	TREE #	BOTANICAL NAME	COMMON NAM
6002	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	22	18 12	72 50	ONSITE ONSITE	Y	REMOVE REMOVE		ACER RUBRUM CARYA TOMENTOSA	RED MAPLE MOCKERNUT
	CARYA TOMENTOSA ACER RUBRUM	MOCKERNUT HICKORY RED MAPLE	10	6 12	41 60	ONSITE ONSITE	Y	PRESERVE PRESERVE	6259 6260	CARYA TOMENTOSA CARYA TOMENTOSA	MOCKERNUT I
6006	CARYA TOMENTOSA	MOCKERNUT HICKORY	14	10	47	ONSITE	Y	REMOVE	6262	CARYA TOMENTOSA	MOCKERNUT
	ROBINIA PSEUDOACACIA ACER RUBRUM	RED MAPLE	26 18	22 14	63 53	ONSITE ONSITE	Y	REMOVE PRESERVE	6263 6265	ACER RUBRUM QUERCUS ALBA	RED MAPLE WHITE OAK
	CARYA TOMENTOSA POPULUS DELTOIDES	MOCKERNUT HICKORY EASTERN COTTONWOOD	14 32	10 28	71 72	ONSITE ONSITE	Y	PRESERVE PRESERVE	6266 6267	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAF
	UNIDENTIFIED FRAXINUS PENNSYLVANICA	DEAD TREE GREEN ASH	16 10	12 6	0 40	ONSITE ONSITE	Y	PRESERVE PRESERVE	6268 6269	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAF
6013 6014	UNIDENTIFIED FRAXINUS PENNSYLVANICA	DEAD TREE GREEN ASH	24 20	20 24	0 40	ONSITE ONSITE	Y	PRESERVE PRESERVE	6271 6279	UNIDENTIFIED CORNUS FLORIDA	DEAD TREE
6015	CARYA CORDIFORMIS UNIDENTIFIED	BITTERNUT HICKORY DEAD TREE	10	6	63 0	ONSITE ONSITE	Y	PRESERVE PRESERVE	6281 6283	UNIDENTIFIED ROBINIA PSEUDOACACIA	DEAD TREE BLACK LOCUS
6017	POPULUS DELTOIDES	EASTERN COTTONWOOD	36	30	76	ONSITE	Y	PRESERVE	6284	LIRIODENDRON TULIPIFERA	TULIP POPLAF
6019	CARYA TOMENTOSA ULMUS AMERICANA	MOCKERNUT HICKORY AMERICAN ELM	14 24	10 20	56 70	ONSITE ONSITE	Y	PRESERVE PRESERVE	6285 6287	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAF
6021	POPULUS DELTOIDES	GREEN ASH EASTERN COTTONWOOD		8 28	40 73	ONSITE ONSITE	Y	PRESERVE PRESERVE	6288 6289	CARYA TOMENTOSA ULMUS AMERICANA	MOCKERNUT AMERICAN EL
6022 6023	ACER RUBRUM UNIDENTIFIED	RED MAPLE DEAD TREE	14 20	10 16	69 0	ONSITE ONSITE	Y	PRESERVE PRESERVE	6290 6291	ACER RUBRUM ACER RUBRUM	RED MAPLE
6024 6025	FRAXINUS PENNSYLVANICA UNIDENTIFIED	GREEN ASH DEAD TREE	20 16	16 12	40 0	ONSITE ONSITE	Y	PRESERVE PRESERVE	6292 6293	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAF
6026	ULMUS AMERICANA ROBINIA PSEUDOACACIA	AMERICAN ELM BLACK LOCUST	10	6	72 71	ONSITE ONSITE	Y	PRESERVE PRESERVE	6294 6296	ULMUS AMERICANA LIRIODENDRON TULIPIFERA	AMERICAN EL
6028	FRAXINUS PENNSYLVANICA	GREEN ASH	16	12	40	ONSITE	Y	PRESERVE	6297	UNIDENTIFIED CARYA TOMENTOSA	DEAD TREE
6030	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	12 26	8 22	71 40	ONSITE ONSITE	Y	PRESERVE PRESERVE	6298 6299	UNIDENTIFIED	MOCKERNUT DEAD TREE
	ACER RUBRUM ROBINIA PSEUDOACACIA	RED MAPLE BLACK LOCUST	40 24	36 20	65 0	ONSITE ONSITE	Y	PRESERVE REMOVE	7001 7002	ACER RUBRUM UNIDENTIFIED	RED MAPLE DEAD TREE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	10 12	6 8	34 50	ONSITE ONSITE	Y	PRESERVE PRESERVE	7003 7004	FAGUS GRANDFOLIA UNIDENTIFIED	AMERICAN BE
6036 6037	ILEX SPP. ILEX SPP.	HOLLY	24 24	20 20	75 68	ONSITE ONSITE	N N	REMOVE REMOVE	7005 7006	CARYA GLABRA NYSSA SYLVATICA	PIGNUT HICKO
6038	ILEX SPP.	HOLLY	24	20	75	ONSITE	N	REMOVE	7007	LIRIODENDRON TULIPIFERA	TULIP POPLAR
6039 6040	ILEX SPP. ILEX SPP.	HOLLY HOLLY	24	20	68 75	ONSITE ONSITE	N N	REMOVE REMOVE	7008	ROBINIA PSEUDOACACIA QUERCUS ALBA	BLACK LOCUS
6057 6058	ROBINIA PSEUDOACACIA ACER RUBRUM	RED MAPLE	24 20	20 16	68 40	ONSITE ONSITE	Y	PRESERVE PRESERVE	7010 7011	ACER RUBRUM ULMUS AMERICANA	RED MAPLE AMERICAN EL
6059 6060	UNIDENTIFIED FRAXINUS PENNSYLVANICA	DEAD TREE GREEN ASH	10 10	10 6	0 40	ONSITE ONSITE	Y	PRESERVE PRESERVE		ACER RUBRUM QUERCUS PALUSTRIS	RED MAPLE PIN OAK
	ULMUS AMERICANA ROBINIA PSEUDOACACIA	AMERICAN ELM BLACK LOCUST	22 10	18 6	72 69	ONSITE ONSITE	Y	PRESERVE PRESERVE		ACER RUBRUM QUERCUS PALUSTRIS	RED MAPLE PIN OAK
6063 6064	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	12	8	72 50	ONSITE ONSITE	Y	PRESERVE PRESERVE		ACER RUBRUM ULMUS AMERICANA	RED MAPLE AMERICAN EL
6065	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	73	ONSITE	Y	PRESERVE	7020	ACER RUBRUM	RED MAPLE
6067	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	12 10	8	75 73	ONSITE ONSITE	Y	PRESERVE PRESERVE	7021 7022	ULMUS AMERICANA QUERCUS RUBRA	AMERICAN EL NORTHERN RE
6068 6069	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	12 18	8 14	66 72	ONSITE ONSITE	Y	PRESERVE PRESERVE	7026 7034	ACER RUBRUM UNIDENTIFIED	RED MAPLE DEAD TREE
6070 6071	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	16 14	12 10	50 65	ONSITE ONSITE	Y	PRESERVE PRESERVE	7035 7036	UNIDENTIFIED QUERCUS ALBA	DEAD TREE WHITE OAK
6072	ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA	BLACK LOCUST BLACK LOCUST	12	8 12	40 72	ONSITE ONSITE	Y	PRESERVE PRESERVE	7037 7038	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE
6074	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	6	50	ONSITE	Y	PRESERVE	8777	QUERCUS RUBRA	NORTHERN RE
6076	ULMUS AMERICANA FRAXINUS PENNSYLVANICA	AMERICAN ELM GREEN ASH	14 18	10 12	68 38	ONSITE ONSITE	Y	PRESERVE PRESERVE		LIRIODENDRON TULIPIFERA QUERCUS RUBRA	TULIP POPLAF NORTHERN RE
6077 6078	UNIDENTIFIED FRAXINUS PENNSYLVANICA	DEAD TREE GREEN ASH	24 12	20 8	0 40	ONSITE ONSITE	Y	PRESERVE PRESERVE		LIRIODENDRON TULIPIFERA QUERCUS PALUSTRIS	TULIP POPLAF
	FRAXINUS PENNSYLVANICA LIRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	26 20	22 16	60 66	ONSITE ONSITE	Y	PRESERVE PRESERVE	8921 8922	QUERCUS PHELLOS QUERCUS FALCATA	WILLOW OAK SOUTHERN RE
6081	MORUS ALBA FRAXINUS PENNSYLVANICA	WHITE MULBERRY GREEN ASH	10	6 10	55 40	ONSITE ONSITE	Y	PRESERVE PRESERVE	8923	QUERCUS PHELLOS QUERCUS RUBRA	WILLOW OAK NORTHERN RE
6083	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	22	75	ONSITE	Y	PRESERVE	8949	ACER RUBRUM	RED MAPLE
6085	UNIDENTIFIED QUERCUS ALBA	DEAD TREE WHITE OAK	14 20	10 16	0 73	ONSITE ONSITE	Y	PRESERVE PRESERVE	8953	CORNUS FLORIDA ACER RUBRUM	FLOWERING DE RED MAPLE
	UNIDENTIFIED CARYA TOMENTOSA	DEAD TREE MOCKERNUT HICKORY	18 16	14 12	0 69	ONSITE ONSITE	Y	PRESERVE PRESERVE	8954 8955	CORNUS FLORIDA ACER RUBRUM	FLOWERING D
	ROBINIA PSEUDOACACIA CARYA TOMENTOSA	BLACK LOCUST MOCKERNUT HICKORY	10 10	6 6	66 67	ONSITE ONSITE	Y	PRESERVE PRESERVE	8958 8959	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE
6090	ROBINIA PSEUDOACACIA CARYA TOMENTOSA	BLACK LOCUST MOCKERNUT HICKORY	12 14	8 10	50 70	ONSITE ONSITE	Y	PRESERVE PRESERVE	8960 8961	THUJA SPP. ACER RUBRUM	ARBORVITAE RED MAPLE
6092	ACER RUBRUM	RED MAPLE	14	10	72	ONSITE	Y	PRESERVE	9225	CORNUS FLORIDA	FLOWERING D
	ULMUS AMERICANA ACER RUBRUM	RED MAPLE	16 14	12 10	73 72	ONSITE ONSITE	Y	PRESERVE PRESERVE		ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE
	UNIDENTIFIED QUERCUS PALUSTRIS	DEAD TREE PIN OAK	16 10	12 6	0 70	ONSITE ONSITE	Y	PRESERVE PRESERVE	9236 9240	ACER RUBRUM LAGERSTROEMIA SPP.	RED MAPLE CRAPE MYRTI
	CATALPA SPECIOSA ACER PLATANOIDES	NORTHERN CATALPA NORWAY MAPLE	50 16	40 10	65 70	ONSITE ONSITE	N N	REMOVE REMOVE	9572 9594	UNIDENTIFIED ROBINIA PSEUDOACACIA	DEAD TREE
	ACER RUBRUM ACER PLATANOIDES	RED MAPLE NORWAY MAPLE	10 12	6 8	69 68	ONSITE ONSITE	N N	REMOVE REMOVE	9608	ACER RUBRUM	RED MAPLE
	QUERCUS FALCATA	SOUTHERN RED OAK	54	50	69	ONSITE	N	REMOVE/PR		TES TREES THAT WILL BE PRE	
	CORNUS FLORIDA	FLOWERING DOGWOOD	18	14	60	ONSITE	N	ESERVE REMOVE	WONITC	RED DURING CONSTRUCTION I	-OR SAFETT.
	QUERCUS FALCATA QUERCUS RUBRA	SOUTHERN RED OAK NORTHERN RED OAK	50 36	48 32	66 69	ONSITE ONSITE	N N	REMOVE REMOVE/PR			
6224	QUERCUS RUBRA	NORTHERN RED OAK	16	12	72	ONSITE	N	ESERVE REMOVE			
6225	QUERCUS PALUSTRIS QUERCUS FALCATA	PIN OAK SOUTHERN RED OAK	22	16 28	80 53	ONSITE ONSITE	N	REMOVE REMOVE			
6227	QUERCUS RUBRA	NORTHERN RED OAK	32	28	82	ONSITE	N	PRESERVE			
6229	UNIDENTIFIED QUERCUS PALUSTRIS	DEAD TREE PIN OAK	30 30	24 24	0 75	ONSITE ONSITE	N N	REMOVE PRESERVE			
	QUERCUS RUBRA QUERCUS PALUSTRIS	NORTHERN RED OAK PIN OAK	30	24 24	50 50	ONSITE ONSITE	N N	REMOVE REMOVE			
6238	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	20 12	14 8	59 70	ONSITE ONSITE	N N	REMOVE REMOVE			
6240	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	14	75	ONSITE	N	REMOVE			
6242	CARYA TOMENTOSA ACER RUBRUM	MOCKERNUT HICKORY RED MAPLE	16 18	12 14	73 72	ONSITE ONSITE	N N	REMOVE REMOVE			
6244	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	20 10	16 6	73 72	ONSITE ONSITE	N N	REMOVE PRESERVE			
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	14 28	10 24	75 69	ONSITE ONSITE	N N	PRESERVE REMOVE			
6247	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	24	20	70 63	ONSITE ONSITE	Y	PRESERVE PRESERVE			
6249	CARYA TOMENTOSA	MOCKERNUT HICKORY	22	18	65	ONSITE	Y	PRESERVE			
6251	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	12	12 8	69 67	ONSITE	Y	PRESERVE PRESERVE			
6253	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	10 24	6 20	56 67	ONSITE ONSITE	Y	PRESERVE PRESERVE			
	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	22 12	18 8	38 73	ONSITE ONSITE	Y	PRESERVE PRESERVE			

RE	TRFF #	BOTANICAL NAME	COMMON NAME	SURVEYED DRIPLINE RADIUS (FEET)	TRUNK DIAMETER (IN) & CRITICAL ROOT ZONE RADIUS (FT)	CONDITION RATING	LOCATION	RPA	PROCEDURE
	6256	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	24	47	ONSITE	Υ	PRESERVE
	6257	ACER RUBRUM	RED MAPLE	10	6	66	ONSITE	Υ	PRESERVE
E //E	6258 6259	CARYA TOMENTOSA CARYA TOMENTOSA	MOCKERNUT HICKORY MOCKERNUT HICKORY	10 12	6 8	69 70	ONSITE ONSITE	Y	PRESERVE PRESERVE
岩	6260	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	6	72	ONSITE	Y	PRESERVE
	6262	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	8	47	ONSITE	Υ	PRESERVE
E /E	6263 6265	ACER RUBRUM QUERCUS ALBA	RED MAPLE WHITE OAK	22 12	18 8	60 67	ONSITE ONSITE	Y	PRESERVE PRESERVE
E	6266	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	18	47	ONSITE	Y	PRESERVE
Æ	6267	LIRIODENDRON TULIPIFERA	TULIP POPLAR	48	40	65	ONSITE	Υ	PRESERVE
	6268 6269	LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	42 42	36 36	34 68	ONSITE ONSITE	Y	PRESERVE PRESERVE
Έ Έ	6271	UNIDENTIFIED	DEAD TREE	16	12	0	ONSITE	Y	PRESERVE
Æ	6279	CORNUS FLORIDA	FLOWERING DOGWOOD	10	6	72	ONSITE	Υ	PRESERVE
	6281	UNIDENTIFIED	DEAD TREE	14	10	0	ONSITE	Y	PRESERVE
/Ε /Ε	6283 6284	ROBINIA PSEUDOACACIA LIRIODENDRON TULIPIFERA	BLACK LOCUST TULIP POPLAR	12 26	8 22	45 59	OFFSITE ONSITE	Y	PRESERVE PRESERVE
Ē	6285	ACER RUBRUM	RED MAPLE	18	14	67	ONSITE	Y	PRESERVE
Œ.	6287	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	16	70	ONSITE	Υ	PRESERVE
Έ Έ	6288 6289	CARYA TOMENTOSA ULMUS AMERICANA	MOCKERNUT HICKORY AMERICAN ELM	10	6	50 73	ONSITE ONSITE	Y	PRESERVE PRESERVE
	6290	ACER RUBRUM	RED MAPLE	18	14	47	ONSITE	Y	PRESERVE
Æ	6291	ACER RUBRUM	RED MAPLE	26	22	35	ONSITE	Υ	REMOVE
Œ	6292	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	20	75	ONSITE	Y	REMOVE
Æ Æ	6293 6294	LIRIODENDRON TULIPIFERA ULMUS AMERICANA	TULIP POPLAR AMERICAN ELM	26 16	22 12	65 69	ONSITE ONSITE	Y	REMOVE REMOVE
剒	6296	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	20	47	ONSITE	Y	REMOVE
Æ	6297	UNIDENTIFIED	DEAD TREE	24	20	0	ONSITE	Υ	REMOVE
	6298 6299	CARYA TOMENTOSA UNIDENTIFIED	MOCKERNUT HICKORY DEAD TREE	10	6 10	50 0	ONSITE ONSITE	Y	PRESERVE REMOVE
/E	7001	ACER RUBRUM	RED MAPLE	22	18	67	ONSITE	Y	PRESERVE
╗	7002	UNIDENTIFIED	DEAD TREE	12	8	0	ONSITE	Y	PRESERVE
Œ.	7003	FAGUS GRANDFOLIA	AMERICAN BEECH	24	20	67	ONSITE	Υ	PRESERVE
/E	7004 7005	UNIDENTIFIED CARYA GLABRA	DEAD TREE PIGNUT HICKORY	18 18	14 14	71	ONSITE ONSITE	Y	PRESERVE PRESERVE
\exists	7006	NYSSA SYLVATICA	BLACK GUM	10	6	72	ONSITE	Y	PRESERVE
	7007	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	26	74	ONSITE	Υ	PRESERVE
	7008 7009	ROBINIA PSEUDOACACIA QUERCUS ALBA	BLACK LOCUST WHITE OAK	12 34	8 30	69 74	ONSITE ONSITE	Y	PRESERVE PRESERVE
= /E	7009	ACER RUBRUM	RED MAPLE	22	18	69	ONSITE	Y	PRESERVE
一	7011	ULMUS AMERICANA	AMERICAN ELM	12	8	65	ONSITE	Y	PRESERVE
Œ.	7012	ACER RUBRUM	RED MAPLE	14	10	72	ONSITE	Υ	PRESERVE
/E /E	7013 7014	QUERCUS PALUSTRIS ACER RUBRUM	PIN OAK RED MAPLE	10	6 10	72 69	ONSITE ONSITE	Y	PRESERVE PRESERVE
計	7015	QUERCUS PALUSTRIS	PIN OAK	10	6	72	ONSITE	Y	PRESERVE
Æ	7017	ACER RUBRUM	RED MAPLE	10	6	74	ONSITE	Υ	PRESERVE
Æ Æ	7019 7020	ULMUS AMERICANA ACER RUBRUM	AMERICAN ELM RED MAPLE	10 16	6 12	72 69	ONSITE ONSITE	Y	PRESERVE PRESERVE
	7020	ULMUS AMERICANA	AMERICAN ELM	12	8	68	ONSITE	Y	PRESERVE
Æ	7022	QUERCUS RUBRA	NORTHERN RED OAK	42	38	59	ONSITE	Υ	PRESERVE
Œ.	7026	ACER RUBRUM	RED MAPLE	28	24	66	JOINTLY	Y	PRESERVE
Œ Œ	7034 7035	UNIDENTIFIED UNIDENTIFIED	DEAD TREE DEAD TREE	24 14	20 10	0	JOINTLY ONSITE	Y	PRESERVE PRESERVE
Ē	7036	QUERCUS ALBA	WHITE OAK	50	48	69	ONSITE	N	REMOVE
Œ.	7037	ACER RUBRUM	RED MAPLE	24	20	65	ONSITE	Υ	REMOVE
/E	7038 8777	ACER RUBRUM QUERCUS RUBRA	RED MAPLE NORTHERN RED OAK	10 30	6 24	40 68	ONSITE ONSITE	Y N	REMOVE PRESERVE
剒	8778	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	24	69	OFFSITE	N	PRESERVE
Æ	8780	QUERCUS RUBRA	NORTHERN RED OAK	10	6	75	ONSITE	N	PRESERVE
Έ Έ	8781 8787	LIRIODENDRON TULIPIFERA QUERCUS PALUSTRIS	TULIP POPLAR PIN OAK	30 20	24 16	76 75	ONSITE ONSITE	N Y	PRESERVE PRESERVE
	8921	QUERCUS PHELLOS	WILLOW OAK	6	4	73	ONSITE	N	REMOVE
Æ	8922	QUERCUS FALCATA	SOUTHERN RED OAK	6	4	72	ONSITE	N	REMOVE
国	8923	QUERCUS PHELLOS	WILLOW OAK	6	4	73	ONSITE	N	REMOVE
Æ Æ	8944 8949	QUERCUS RUBRA ACER RUBRUM	NORTHERN RED OAK RED MAPLE	6	4	72 80	ONSITE ONSITE	N N	REMOVE REMOVE
計	8950	CORNUS FLORIDA	FLOWERING DOGWOOD	5	3	75	ONSITE	N	REMOVE
Æ	8953	ACER RUBRUM	RED MAPLE	5	3	80	ONSITE	N	REMOVE
	8954	CORNUS FLORIDA	FLOWERING DOGWOOD	5	3	72	ONSITE	N	REMOVE
/E	8955 8958	ACER RUBRUM THUJA SPP.	RED MAPLE ARBORVITAE	6	4	72 75	ONSITE ONSITE	N N	REMOVE REMOVE
Έ	8959	THUJA SPP.	ARBORVITAE	6	4	84	ONSITE	N	REMOVE
Œ	8960	THUJA SPP.	ARBORVITAE	6	4	75	ONSITE	N	REMOVE
Œ Œ	8961 9225	ACER RUBRUM CORNUS FLORIDA	RED MAPLE FLOWERING DOGWOOD	6 5	3	90 82	ONSITE ONSITE	N N	REMOVE REMOVE
E E	9225	ACER RUBRUM	RED MAPLE	5	3	72	ONSITE	N	REMOVE
Æ	9235	ACER RUBRUM	RED MAPLE	28	24	60	OFFSITE	N	PRESERVE
Œ.	9236	ACER RUBRUM	RED MAPLE	28	24	59 75	OFFSITE	N	PRESERVE
Έ -	9240 9572	LAGERSTROEMIA SPP. UNIDENTIFIED	CRAPE MYRTLE DEAD TREE	12 28	8 24	75 0	ONSITE ONSITE	N Y	REMOVE PRESERVE
	9594	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	12	40	ONSITE	Y	PRESERVE
	9608	ACER RUBRUM	RED MAPLE	12	10	44	ONSITE	Υ	PRESERVE
- 1									

* DENOTES TREES THAT WILL BE PRESERVED TO THE EXTENT FEASIBLE. DUE TO THEIR LARGE SIZE THEY WILL NEED TO BE



BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

- 1. Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system
- A. Repair roots by cleanly cutting off the damaged areas. Spread peat n reete. SEE 2.1 BELOW
- B. Repair damage to bark by trimming around the damaged area as shown in
- Detail 8.10. Taper the cut to provide drainage. C. Cut off damaged tree limbs above the tree collar at the trunk or main branch. Use three separate cuts as shown in Detail 8.10 to avoid peeling bark from healthy areas of tree.

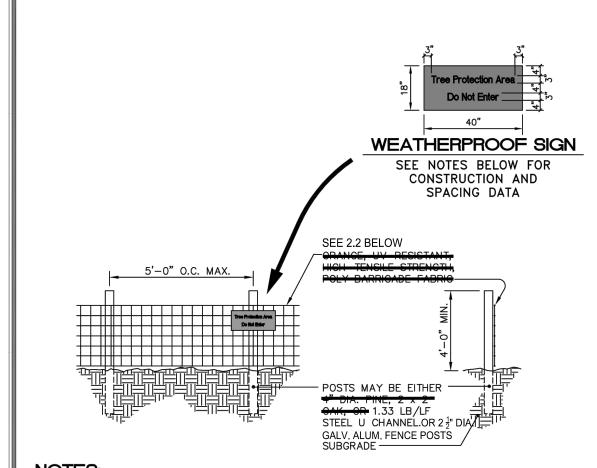
OT OF FAIRIA	Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	FA	ce (703) 385-7810 X (703) 591-5727 www.fairfaxva.gov
1805	ΓZ	TANDARD TREE	SCALE: Not To Scale	DETAIL # 8.09
REINIT	PRO	TECTION DETAIL	REVISION DATE: December 2016	SHEET #: of

TREE MANAGEMENT NOTES

- . PROJECT NOTES 1.1. THE REQUIREMENTS OF THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL SHALL BE FOLLOWED.
- 1.2. ALL TREE PROTECTION ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.
- 1.3. ALL TREE WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). 2. INSTALLATION OF TREE PROTECTION MEASURES
- 2.1. ROOT PRUNING: PRIOR TO CONSTRUCTION, ROOT PRUNING SHALL BE COMPLETED AT THE LIMITS, AS INDICATED ON THE TREE MANAGEMENT PLAN. ROOT PRUNING SHALL BE TO THE DEPTH OF EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES AND SHALL BE ACCOMPLISHED BY USING A TRENCHER, VIBRATING PLOW OR BY HAND. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL. WHEN EXCAVATING ALL TREE ROOTS GREATER THAN 1 INCH IN DIAMETER THAT ARE EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY, AND COVERED WITH ORGANIC MULCH, TOPSOIL, OR OTHER
- SUITABLE MATERIAL TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT. 2.2. TREE PROTECTION FENCING: IMMEDIATELY FOLLOWING ROOT PRUNING, TREE PROTECTION FENCING SHALL BE COMPLETED AT THE LIMITS. TREE PROTECTION FENCING SHALL BE INSTALLED PER TREE MANAGEMENT PLAN AND SHALL CONSIST OF EITHER OF THE FOLLOWING MATERIALS:
- 2.2.1. FOURTEEN (14) GAUGE WELDED WIRE MESH THAT IS A MINIMUM OF FOUR (4) FOOT TALL. THE MESH SHALL BE ATTACHED TO SIX (6) FOOT TALL, TWO-INCH (2") STEEL U-CHANNEL ANCHOR POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND. THE POSTS SHALL BE PLACED NO FURTHER THAN TEN (10) FEET APART. 2.2.2. SUPER SILT FENCE PER VESCH STANDARDS
- 2.3. TREE PROTECTION SIGNAGE: BILINGUAL SIGNS STATING "TREE PROTECTION AREA KEEP OUT" SHALL BE AFFIXED TO THE TREE PROTECTION FENCE AT LEAST EVERY 50 FEET IMMEDIATELY FOLLOWING TREE PROTECTION FENCING INSTALLATION.
- 2.4. CITY OF FAIRFAX SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY CITY OF FAIRFAX.
- TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREE PROTECTION AREAS. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING AGAINST THE TRUNKS OF TREES TO BE RETAINED. 2.6. TREES ON THE EDGE OF THE LIMITS OF CLEARING AND GRADING SHALL BE CUT DOWN BY HAND WITH
- A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER. 2.7. TREES INDICATED WILL BE MULCHED WITH WOOD CHIPS GENERATED FROM ON SITE CLEARING OR TREE REMOVAL AND PRUNING OPERATIONS WHEN POSSIBLE. SHREDDED HARDWOOD MULCH FROM OFFSITE MAY BE UTILIZED IF APPROVED BY PROJECT ARBORIST. MULCH SHALL BE SPREAD IN A
- UNIFORM DEPTH OF THREE (3") INCHES BY HAND. MULCH SHALL BE PLACED IN AREAS AS INDICATED ON APPROVED PLANS. CONSTRUCTION 3.1. DURING CLEARING AND GRADING OPERATIONS AND THROUGHOUT CONSTRUCTION, NO ACTIVITY SHALL BE PERMITTED IN TREE PROTECTION AREAS WITHOUT AUTHORIZATION FROM OWNER,
- 3.1.1. FELLING OF TREES INTO PROTECTION AREAS OR OPERATION OF HEAVY MACHINERY IN SAVE AREAS TO FELL TREES ON THE PERIMETER OF PROTECTION AREAS.
- OPERATION OF HEAVY EQUIPMENT OR MACHINERY OF ANY KIND IN PROTECTION AREAS FOR ANY PURPOSE.
- PLACEMENT OF EXCESS SOIL, FILL, OR MATERIALS OF ANY KIND IN PROTECTION AREAS. PLACEMENT OF ANY CONSTRUCTION MATERIALS OF ANY KIND IN PROTECTION AREAS.
- PARKING OR STORING EQUIPMENT OR VEHICLES IN PROTECTION AREAS. DUMPING CHEMICALS OR CONCRETE WASHOUT IN PROTECTION AREAS.
- BURNING OF ANY MATERIAL OR DEBRIS IN PROTECTION AREAS OR WITHIN 200 FEET OF 3.1.7. PROTECTION AREAS.

ARBORIST, OR CITY OF FAIRFAX. PRECLUDED ACTIVITIES INCLUDE:

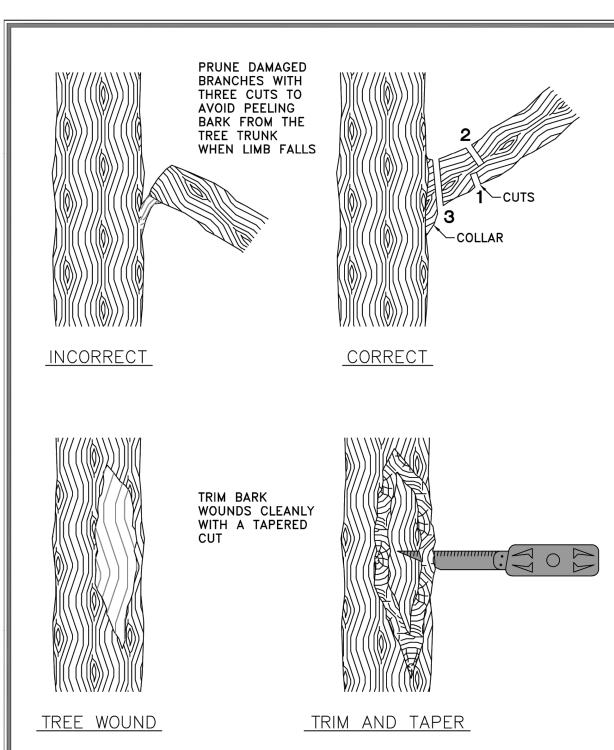
- 3.1.8. TRENCHING, GRADING, EXCAVATING FOR ANY PURPOSE IN PROTECTION AREAS. 3.2. ALL EXISTING TRASH AND/OR DEBRIS ON SITE SHALL BE REMOVED AT THE TIME OF DISTURBANCE. INDIVIDUAL TREES AND FORESTED AREAS DESIGNATED TO BE PRESERVED SHALL BE PROTECTED AND MANAGED TO ENSURE TREE SURVIVAL DURING ALL PHASES OF DEMOLITION, CLEARING AND GRADING, AND CONSTRUCTION. IN ADDITION TO PROTECTING TREES, ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN FORESTED AREAS DESIGNATED TO BE LEFT PRESERVED SHALL BE PROTECTED.
- 3.3. TREES TO REMAIN LOCATED ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE PRUNED DURING CLEARING OPERATIONS TO AVOID MECHANICAL DAMAGE. THIS SHALL BE ADMINISTRATED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
- 3.4. ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWED TO
- BE PRESERVED SHALL BE REPAIRED IMMEDIATELY PER ISA STANDARDS. 3.5. ALL PRUNING SHALL CONFORM TO THE LATEST EDITION OF ANSI A300 (PART 1) PRUNING STANDARDS. DISEASED LIMBS SHALL BE REMOVED OR TREATED AT THE DISCRETION OF THE ARBORIST. WHILE PRUNING, THE ARBORIST SHALL MAKE NOTE OF ANY CONDITIONS WHICH AFFECT THE HEALTH OR CONDITION OF THE TREE AND RECOMMEND CORRECTIVE TREATMENT FOR THESE CONDITIONS. VINE REMOVAL SHALL BE INCLUDED IN ALL PRUNING ACTIVITIES. UNDER NO CIRCUMSTANCES SHALL THE INTERIOR OF TREES BE STRIPPED OF FOLIAGE, SUCKERS, EPICORMIC BRANCHING, OR OTHER LIVE GROWTH. INTERIOR GROWTH MAY BE THINNED AS NECESSARY TO REMOVE BRANCHES DAMAGED DURING OPERATIONS. DEBRIS FROM PRUNING SHALL BE CHIPPED AND DEPOSITED INTO THE TREE SAVE AREA AND SPREAD BY HAND TO A UNIFORM THICKNESS OR BE REMOVED FROM SITE.



- 1. Install tree protection fence and signage prior to calling for the initial on site inspection by the City of Fairfax inspector.
- . Warning signs shall be made of durable, weatherproof material. . Letters shall be 3" high minimum, clearly legible and spaced as detailed.
- 4. Signs shall be placed no greater than 75' on center or as approved. 5. For tree protection areas less than 200' in perimeter, provide no less than three signs per protected area.
- 6. Attach signs securely to fence posts and fabric. 7. Maintain tree protection fence throughout duration of project. 8. Additional signs may be required by City of Fairfax inspections based
- on actual field conditions. 9. No activity shall occur within the protected area including material storage, stockpiling, parking or any activity that may compact the ground or damage the
- 10. The City reserves the right to require a 4' to 6' height chain link fencing for identified trees, such as specimen or champion trees, to maximize the protection of the tree and its critical root zone.

<u> </u>	TO THOS GITTE THE STITL			
ON OI FAIRLA	Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	FA	ce (703) 385-7810 X (703) 591-5727 www.fairfaxva.gov
STA		ANDARD TREE	SCALE: Not To Scale	DETAIL# 8.09
PRG1517	PROT	TECTION DETAIL	REVISION DATE: December 2016	SHEET #: 2 of 2

December 2016 2 of 2

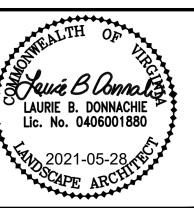


ON OF FAIRIA	Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	F	oice (703) 385-7810 AX (703) 591-5727 www.fairfaxva.gov	
	1805		TREE SURGERY	SCALE: Not To Scale	DETAIL# 8.10
	PROPERTY		DETAIL	REVISION DATE: December 2016	SHEET #:1 of1

PLAN PREPARED BY LAURIE BETH DONNACHIE ISA CERTIFIED ARBORIST NO. MA-5723A SIGNATURE: Java B Connolo DATE: 2021-05-28

> ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.





 $\overline{}$ ENT PO OPMI 3 2 2

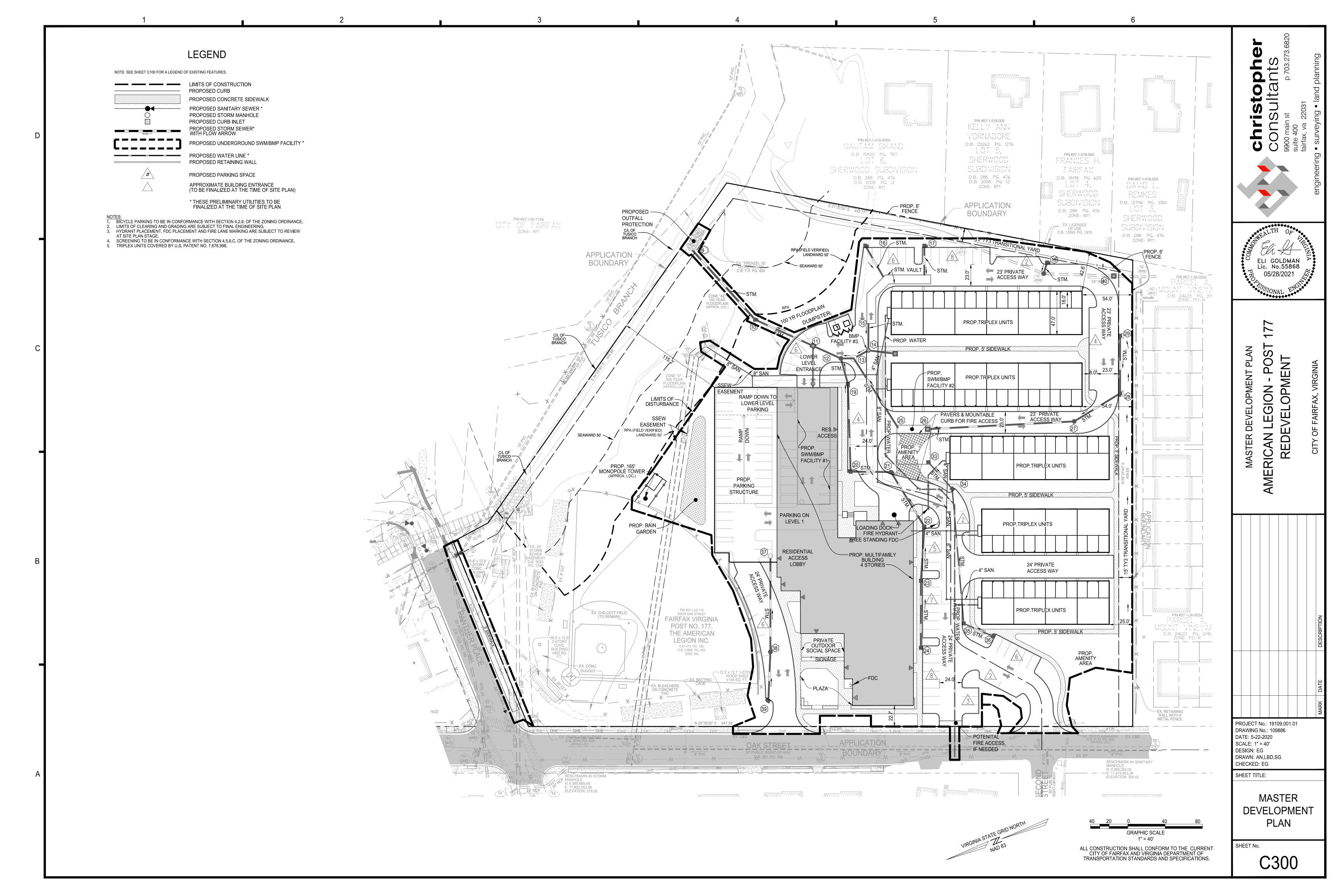
 \propto

PROJECT No.: 19109.001.01 DRAWING No.: 109886 DATE: 5-22-2020 SCALE: N/A DESIGN: LBD DRAWN: LBD

CHECKED: LBD SHEET TITLE:

TREE **MANAGEMENT** SCHEDULE,

NOTES & DETAILS



SITE AREA

REQUIRED (MINIMUM): 2 ACRES

PROVIDED (TO BE REZONED PD-M): ±7.74670 ACRES NOTE: SEE THE ZONING PLAT FOR ADDITIONAL INFORMATION.

DENSITY / UNIT TYPES

PERMITTED (MAXIMUM): NO REQUIREMENT 75 MULTI-FAMILY (TRIPLEX UNITS) PROVIDED:

67 UPPER STORY RESIDENTIAL (AFFORDABLE D.U.s)

NO REQUIREMENT

NO REQUIREMENT

142 TOTAL D.U.s (±18.3 D.U.s PER ACRE)

±16,230 SQ. FT. PRIVATE CLUB ONLY ±1,098 SF COMMON AREA SHARED WITH AFFORDABLE D.U.s

±17,328 SQ. FT. PRIVATE CLUB TOTAL NOTE: PRIVATE CLUB LOCATED IN THE UPPER STORY RESIDENTIAL / MIXED USE BUILDING ±1,098 SF COMMON AREA REPRESENTS ONE HALF OF SHARED COMMON AREAS SQUARE FOOTAGE

BUILDING HEIGHT PERMITTED (MAXIMUM):

PROVIDED: TRIPLEX UNITS: ± 46-47'

UPPER STORY RESIDENTIAL / MIXED USE BUILDING: 50.6'

NOTES:
(1) SEE DIAGRAMS ON THIS SHEET FOR ADDITIONAL INFORMATION ON HOW THE HEIGHT OF THE BUILDINGS WERE CALCULATED. (2) PARAPET WALLS, ROOF-ACCESS STAIRS, AND SIMILAR FEATURES MAY EXTEND ABOVE

THE MAXIMUM BUILDING HEIGHT AS PERMITTED BY SECTION 1.5.11 OF THE ZONING ORDINANCE AND SECTION 1011.12 OF THE USBC.

SETBACKS

REQUIRED (MINIMUM):

SEE SHEET C802 PROVIDED:

OPEN SPACE

REQUIRED (MINIMUM): $20\% = \pm 67,489$ SQ. FT.

PROVIDED: SEE SHEET L200 FOR MORE INFORMATION

TREE CANOPY

REQUIRED (MINIMUM):

SEE SHEET C200, C201, L100 FOR MORE INFORMATION PROVIDED:

SIDEWALKS

REQUIRED (MINIMUM):

PROVIDED: MINIMUM OF 5 FEET THROUGHOUT PROJECT

10%

PROPOSED PARKING SPACE TABULATIONS

PROPOSED USE	QUAN	ITITY	PARKING SPACES RE	QUII	RED	PROPOSED PARKING RATIO	PARKING SPACES PROVIDED
MULTIFAMILY (STUDIO, 1-BEDROOM) - AFFORDABLE	21	UNITS	1.5 SPACES PER UNIT =	32	SPACES	1.6 SPACE PER UNIT	34 SPACES
MULTIFAMILY (2-BEDROOM) - AFFORDABLE	46	UNITS	2.0 SPACES PER UNIT =	92	SPACES	1.6 SPACE PER UNIT	74 SPACES
MULTI-FAMILY (+2 BEDROOM) - TRIPLEX UNITS	75	UNITS	2.0 SPACES PER UNIT =	150	SPACES	2.0 SPACES PER UNIT	167 SPACES
PRIVATE CLUB - POST EVENT BUILDING	17,328	SQ. FT.	1.0 SPACE PER 200 SQ. FT. =	87	SPACES	1.0 SPACE PER 200 SQ. FT.	91 SPACES
BASEBALL FIELD	1	FIELD	30.0 SPACES PER FIELD =	30	SPACES	30.0 SPACES PER FIELD	11.0 SPACES
			ONSITE PARKING TOTAL =	391	SPACES		377 SPACES

- 1. SEE COVER SHEET (C000) FOR A MODIFICATION REQUEST TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES. 2. THE AMOUNT OF BASEBALL FIELD PARKING SPACES NEEDED HAS BEEN PROVIDED BY THE FAIRFAX LITTLE LEAGUE. 30 SPACES ARE NEEDED FOR TYPICAL PRACTICES
- AND GAMES. SEE SHEET C403 FOR CLARIFICATION.
- 3. THE APPLICANT IS ALLOCATING 11 SPACES ON-SITE AND 19 SPACES OFF-SITE TO MEET THE FAIRFAX LITTLE LEAGUE PARKING REQUIREMENT.

PROPOSED LOADING SPACE TABULATIONS

PROPOSED USE	QUANTITY		LOADING SPACES REQUIRED		LOADING SPACE PROVIDED	
UPPER STORY RESIDENTIAL / MIXED USES BUILDING						
UPPER STORY RESIDENTIAL - AFFORDABLE	67	UNITS	1	SPACES	1	SPACE
PRIVATE CLUB	17,328	SQ. FT.	1	SPACES	'	SPACE
TOTAL REQUIRED LOADING SPACES (SEE NOTE BELOW)			2	SPACES	1	SPACE
MULTIFAMILY - TRIPLEX UNITS						
MULTI-FAMILY - TRIPLEX UNITS	75	UNITS	0	SPACES	0	SPACES

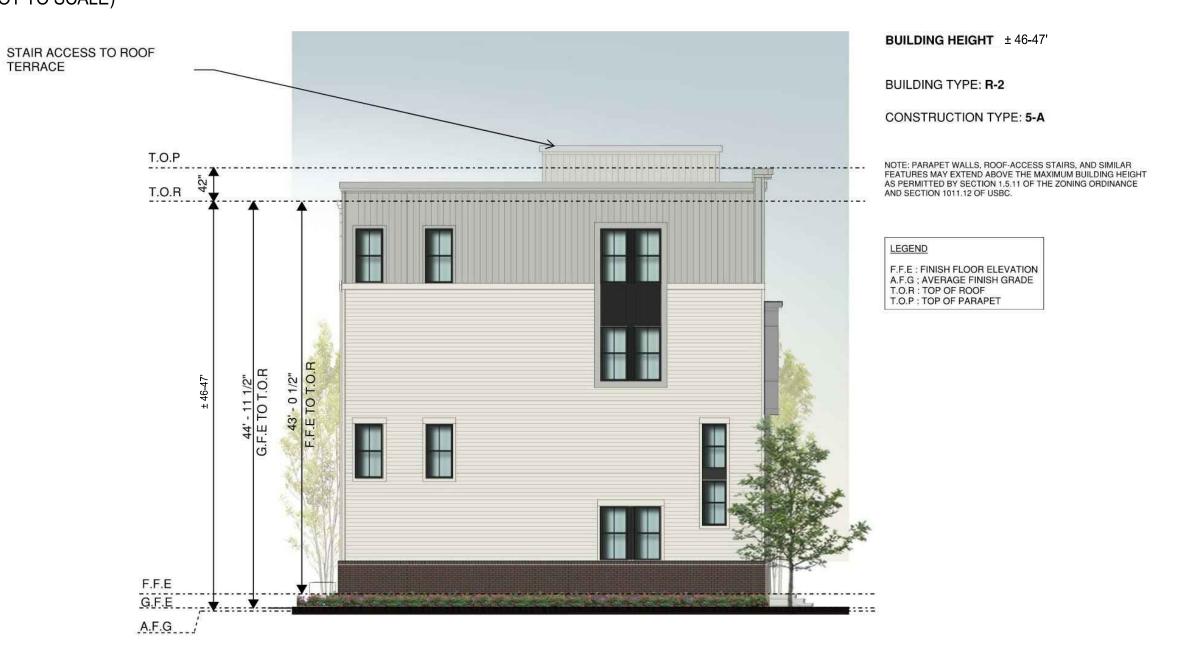
NOTE: ONE (1) LOADING SPACE IS PROPOSED TO BE PROVIDED FOR BOTH USES IN THE MULTI-FAMILY BUILDING. SEE COVER SHEET (C000) FOR INFORMATION CONCERNING A REQUESTED MODIFICIATION.

BICYCLE PARKING TO BE IN CONFORMANCE WITH SECTION 4.2.8. OF THE ZONING ORDINANCE. THE MULTI-FAMILY (AFFORDABLE) BUILDING WILL PROVIDE BICYCLE PARKING WITHIN THE STRUCTURED PARKING. EACH 2-OVER-2 UNIT HAS AMPLE SPACE WITHIN THE GARAGE FOR RESIDENTS TO STORE BICYCLES.

UPPER STORY RESIDENTIAL / MIXED USES BUILDING HEIGHT EXHIBIT (NOT TO SCALE)



TRIPLEX UNITS BUILDING HEIGHT EXHIBIT (NOT TO SCALE)



lessard	TRIPLEX - SIDE ELEVATION COVERED BY U.S. PATENT NO. 7,676,998	AMERICAN LEGION	MAY 26, 2021
DESIGN 8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182 P-571:830:1800 F-571:830:1801 LESSARDOESIGN.COM	BUILDING HEIGHT EXHIBIT	FAIRFAX, VA Toll Brothers	0 4' 8' 16' SCALE: 1/8" = 1'-0"

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE (SWM/BMP) NARRATIVE

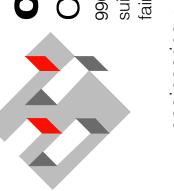
WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. THIS BEING A REDEVELOPMENT, THE IMPROVEMENT FACTOR WILL BE UTILIZED TO MEET CHANNEL PROTECTION FOR THE 1-YEAR 24 HOUR STORM AND THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT WILL BE CONFINED TO RELEASE AT RATE LESS THAN PRE-DEVELOPED CONDITIONS TO MEET FLOOD PROTECTION.

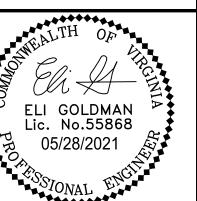
TO MEET THESE WATER QUANTITY REQUIREMENTS, A SERIES OF UNDERGROUND DETENTION FACILITIES WILL BE UTILIZED. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

THE EXISTING SITE DISCHARGES CONCENTRATED RUNOFF TO ONE MAIN OUTFALL POINT IN TUSICO BRANCH, WITHIN THE 100-YEAR FLOODPLAIN.

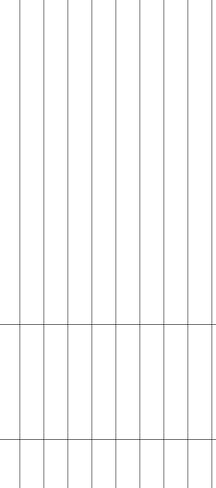
THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATION WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL, A COMBINATION OF BOTH PROPRIETARY AND NON-PROPIETARY BMP FACILITIES MAY BE USED. THESE FACILITIES MAY INCLUDE; ISOLATOR ROWS, HYDRODYNAMIC SEPARATORS, FILTERRAS, BIORETENTION & PERMEABLE PAVEMENT. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

NOTE: THE BMP/SWM ANALYSIS IS BASED ON THE ENTIRE LIMITS OF DISTURBANCE.





$\overline{}$ **DEVELOPMENT PLAN** POS OPMENT. Щ MASTER ED $\overline{\mathbf{C}}$



PROJECT No.: 19109.001.01 DRAWING No.: 109886 DATE: 5-22-2020 SCALE: 1" = 40' DESIGN: SG DRAWN: SG CHECKED: EG

SHEET TITLE:

NOTES & **TABULATIONS**

SHEET No.

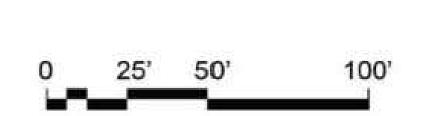
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

MULTEFAMILY MULTIFAMILY 2 OVER 25 EXISTING HP OF ROOF

SECTION 1

LEGEND







NOVEMBER 2020



DESIGN

CHECKED: EG SHEET TITLE:

> VERTICAL SECTIONS

C401



1. CROSS SECTIONS ARE CONCEPTUAL IN NATURE AND ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS AND PROJECT SITE. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO FINAL DESIGN OF THE PROJECT. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION. CROSS SECTIONS BY DCS DESIGN.

3. THE PROPOSED TRIPLEX UNITS WILL BE SIMILAR IN HEIGHT TO THE PREVIOUSLY PROPOSED 2 OVER 2 UNITS. THERE MAY BE AN OPTION FOR ROOF ACCESS AS PREVIOUSLY PROPOSED.

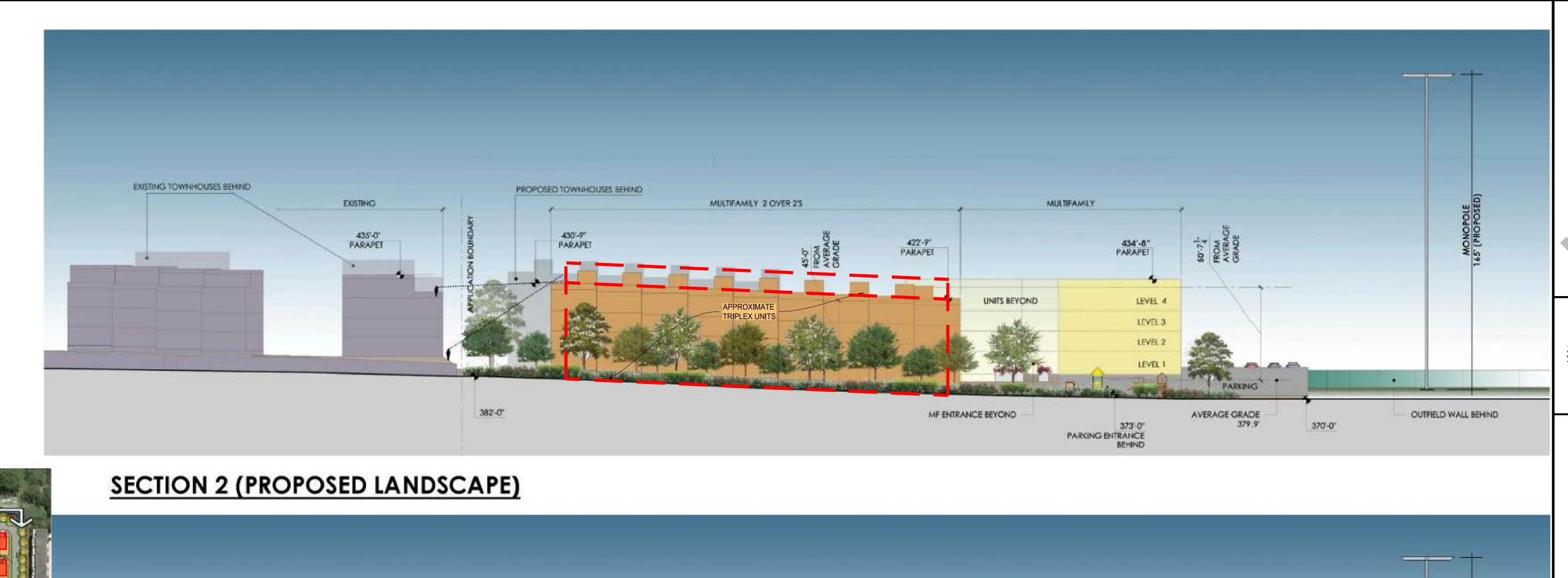
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

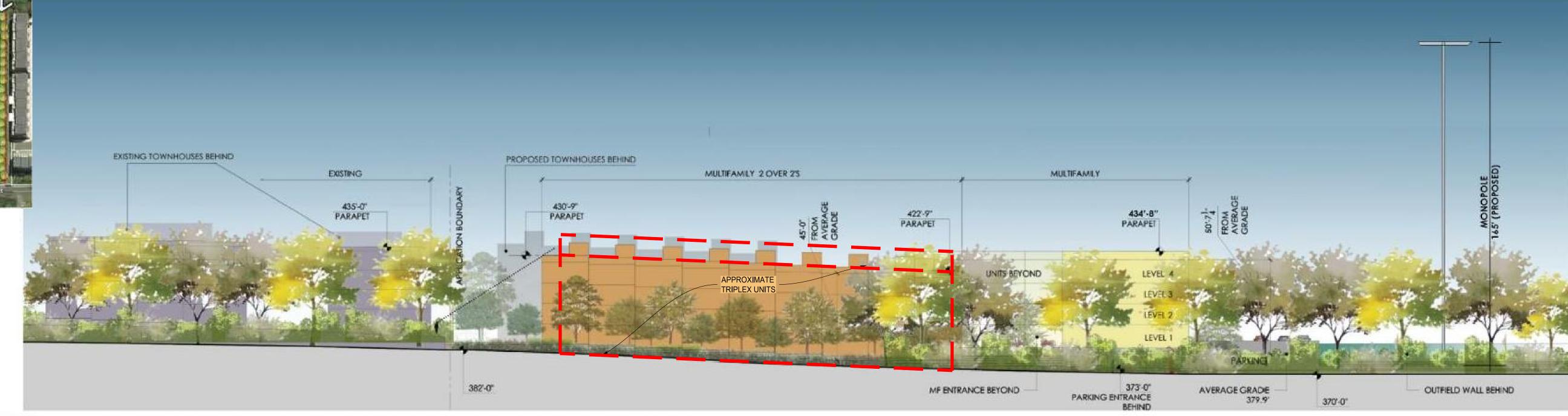
REDEVELOPMENT

AME

MASTER DEVELOPMENT PLAN

PROJECT No.: 19109.001.01 DRAWING No.: 109886 DATE: 5-22-2020 SCALE: AS SHOWN DESIGN: ---DRAWN: ---





LEGEND

EXISTING STRUCTURES

RESIDENTIAL - MULTIFAMILY

RESIDENTIAL - 2 OVER 2'S

AMERICAN LEGION

SECTION 2 (PROPOSED AND EXISTING LANDSCAPE)

AMERICAN LEGION POST 177 - TOLL BROTHERS - GOOD WORKS - TM ASSOCIATES

NOVEMBER 2020

1. CROSS SECTIONS ARE CONCEPTUAL IN NATURE AND ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS AND PROJECT SITE. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO FINAL DESIGN OF THE PROJECT. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

2. CROSS SECTIONS BY DCS DESIGN.



DATE: 5-22-2020 SCALE: AS SHOWN DESIGN: ---DRAWN: ---CHECKED: EG

SHEET TITLE:

PROJECT No.: 19109.001.01

VERTICAL SECTIONS

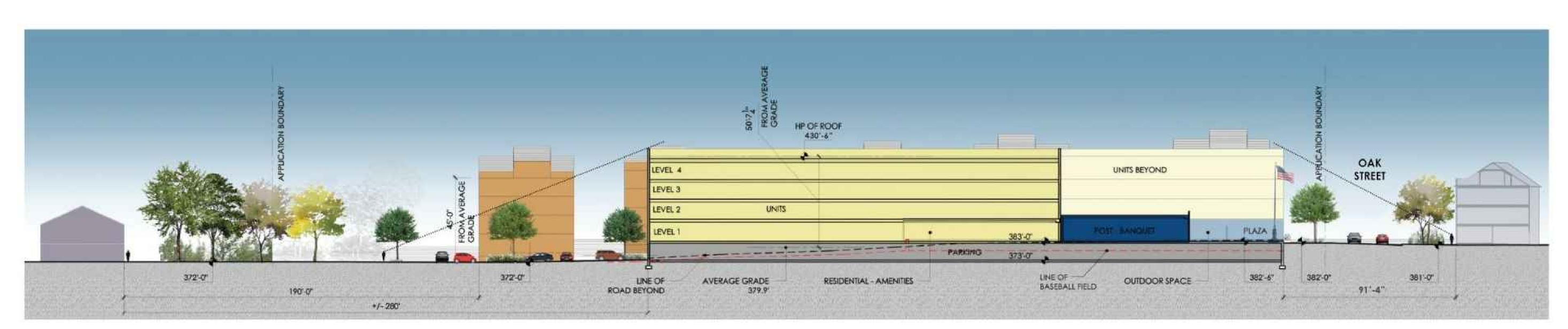
ELI GOLDMAN Lic. No.55868

POST

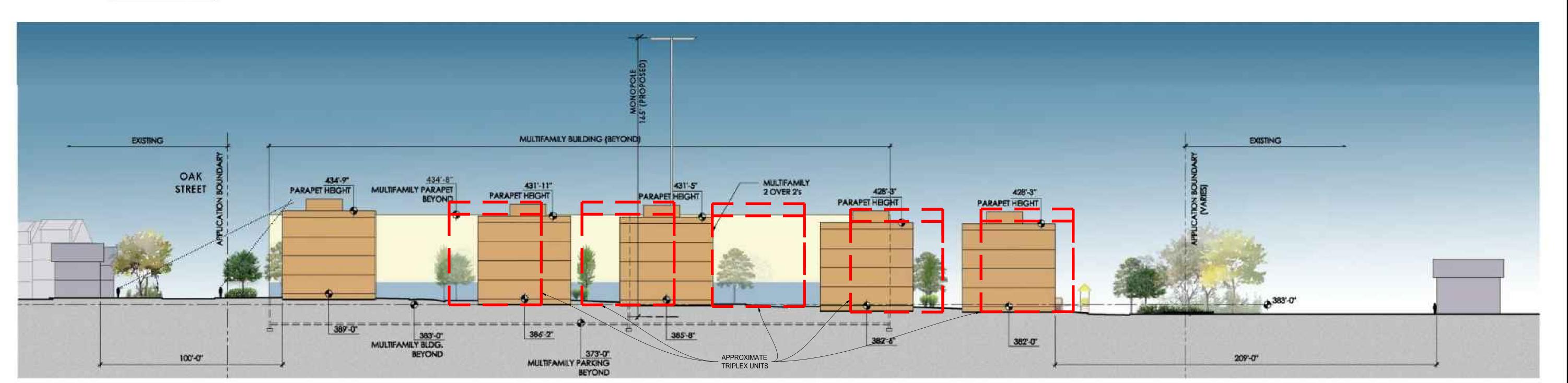
AMEI

REDEVELOPMENT

C401A



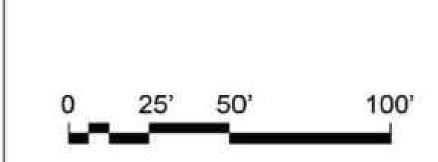
SECTION 3



SECTION 4

LEGEND







AMERICAN LEGION POST 177 - TOLL BROTHERS - GOOD WORKS - TM ASSOCIATES

NOVEMBER 2020



DESIGN

VERTICAL SECTIONS

PROJECT No.: 19109.001.01 DRAWING No.: 109886

DATE: 5-22-2020 SCALE: AS SHOWN

DESIGN: ---DRAWN: ---CHECKED: EG

SHEET TITLE:

REDEVELOPMENT

AME

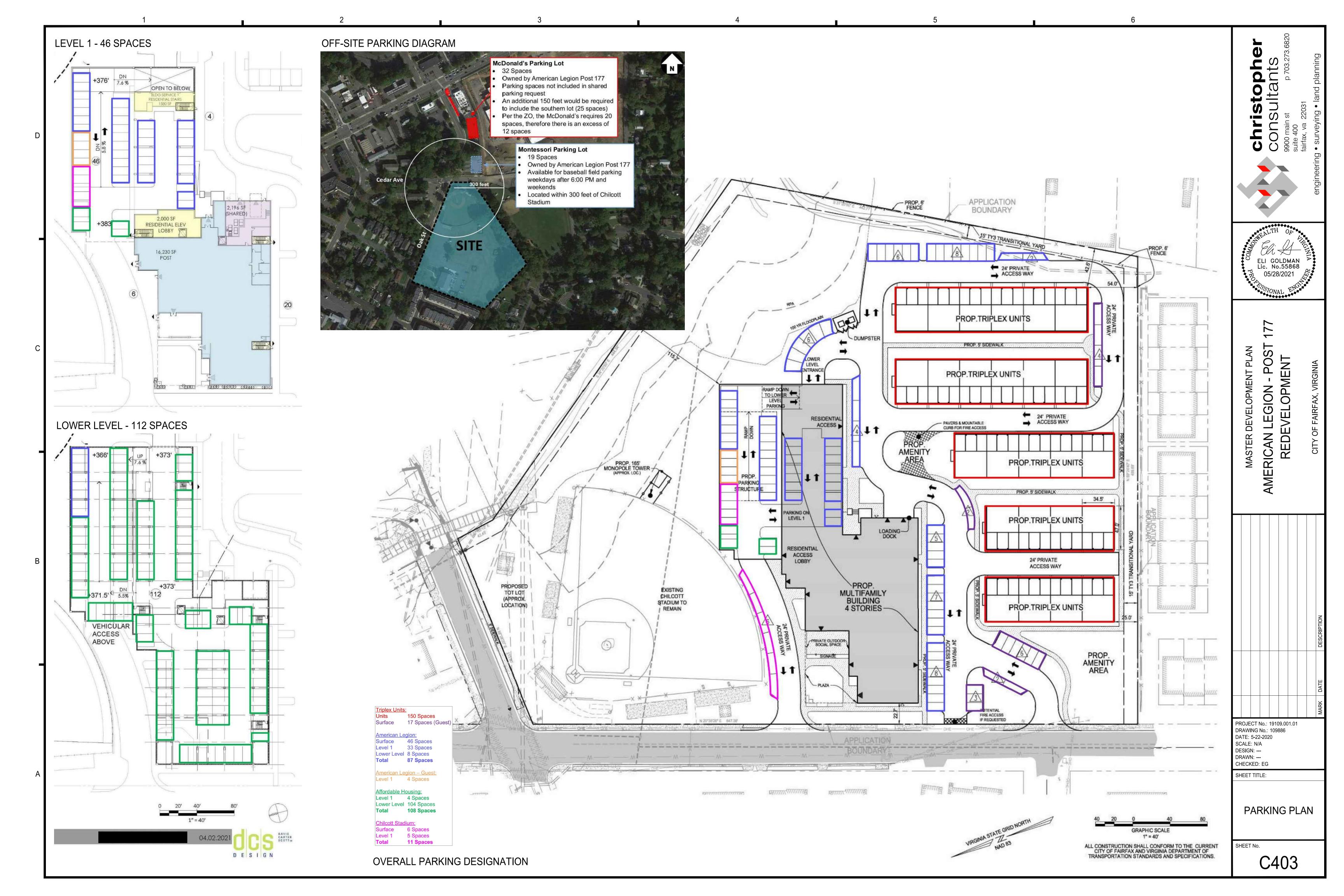
C402

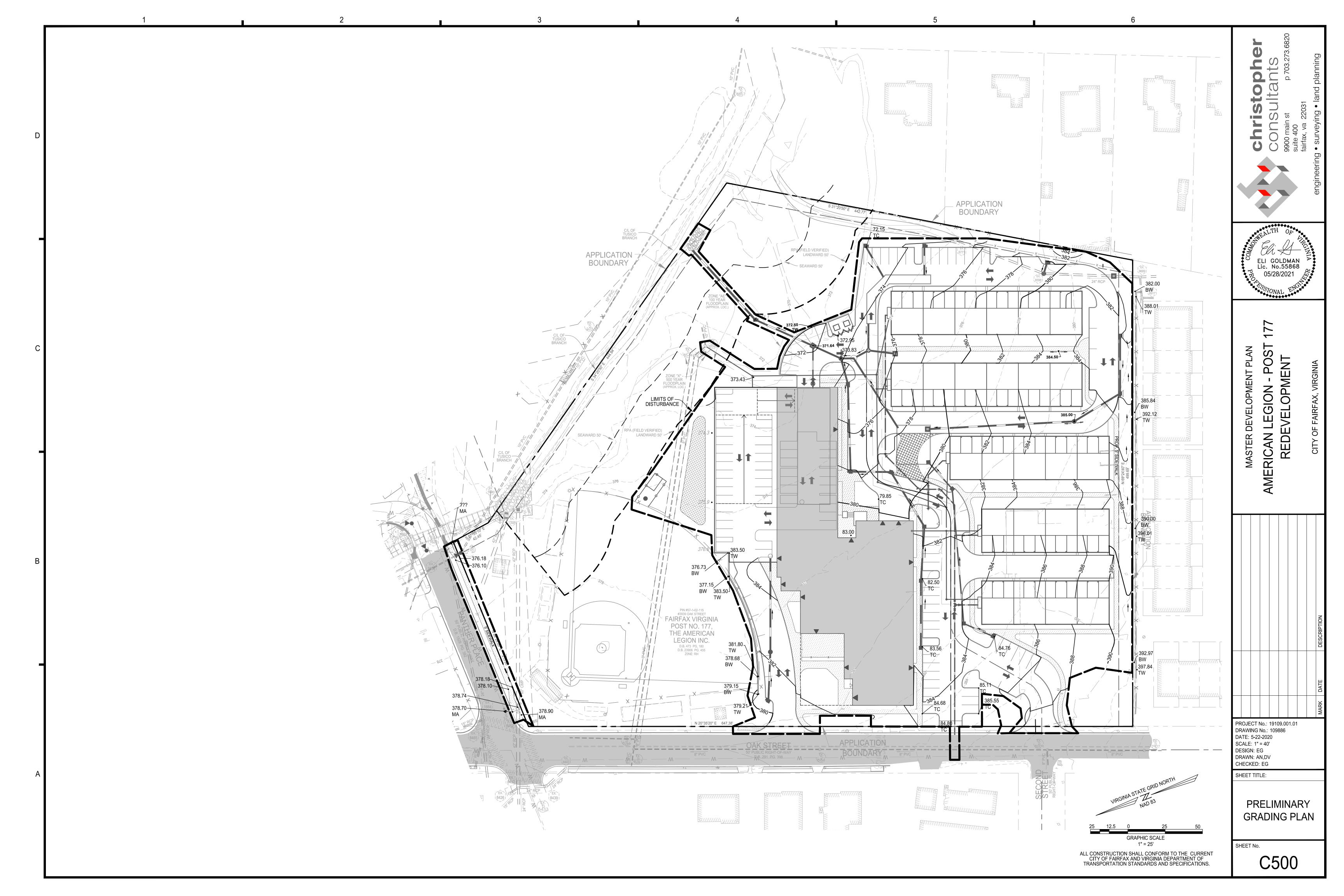
1. CROSS SECTIONS ARE CONCEPTUAL IN NATURE AND ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS AND PROJECT SITE. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING

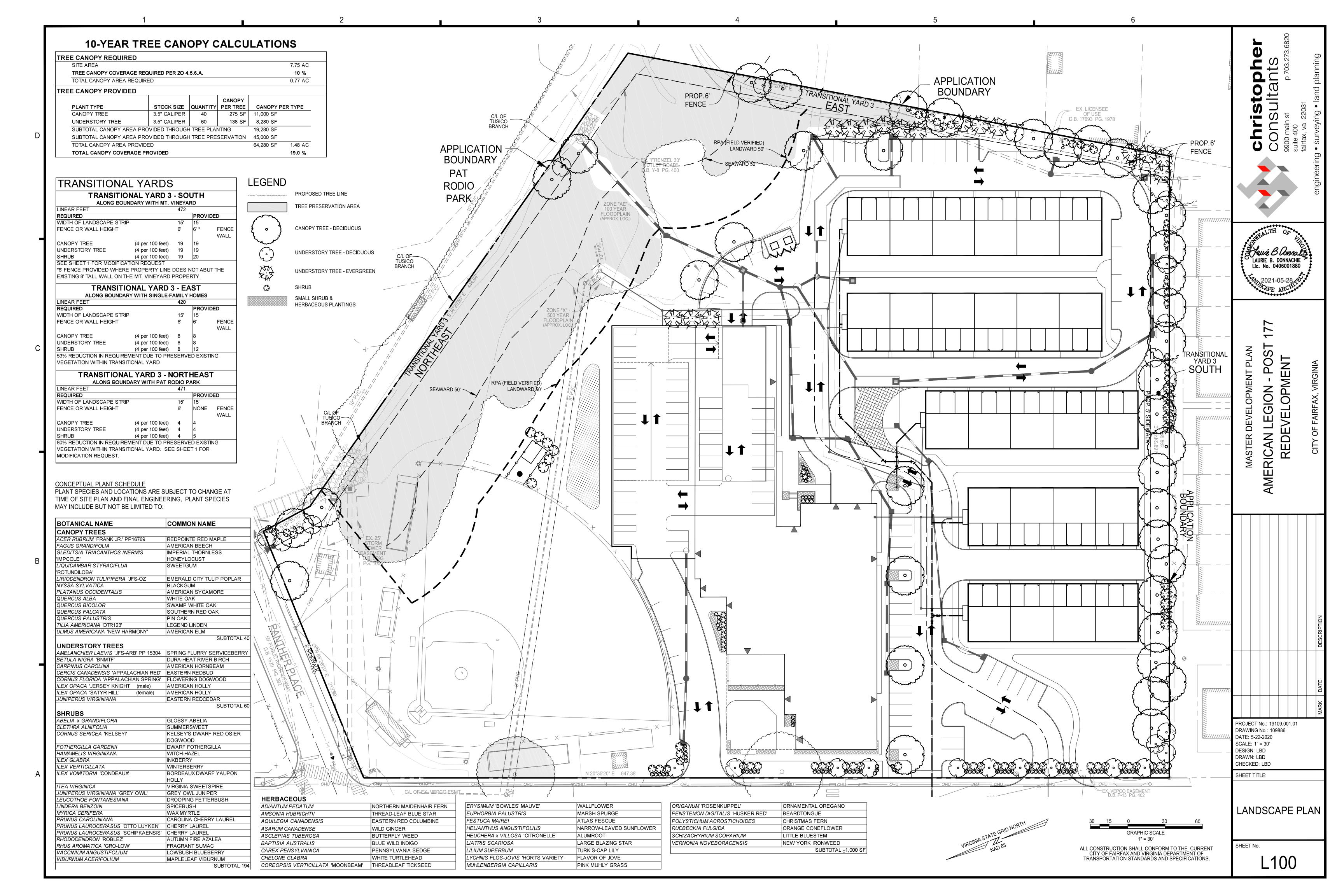
WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION. 2. CROSS SECTIONS BY DCS DESIGN.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO FINAL DESIGN OF THE PROJECT. FINAL DESIGN







Specification: This is a summary of christopher consultants, ltd. general landscape specification. All work shall follow the procedures outlined in the specifications and details contained herein, which are designed to exceed current industry standards. Should there exist a discrepancy between this specification and the included construction details, the written specification shall take precedence.

References: In lieu of providing comprehensive proprietary specifications, the following are referenced to be general default specifications with the following modifications. These modifications and the construction details shown in this plan set shall take precedence over the general referenced specifications.

- "Landscape Specification Guidelines" Landscape Contractors Association of MD, DC, VA Most current edition.
- "American Standard for Nursery Stock ANSI Z60.1" by AmericanHort Most Current Edition
- "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" Maryland Turfgrass Council
- ""Landscape Architecture/Design Specifications for Compost Use" US Composting Council

If there are discrepancies or contradictions in specification sections or details, the stricter specification shall take precedence. A Request for Information (RFI) can also be submitted for clarification.

<u>List of Plant Material:</u> The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Owner's Representative. The Contractor shall furnish and install all plant materials required to complete the work as shown on the drawings. Quantities in the planting schedule shall take precedence over quantities graphically shown on the plan. Substitutions shall not be made without the written approval of the Owner's

<u>Plant Identification:</u> All trees shall be true to name as on plant schedule or shown on planting plans and shall be correctly labeled individually or in groups by genus, species, variety and cultivar. Labels are to remain intact until site is approved through agency inspection, substantial completion approval, or per Owner's Representative's instruction.

<u>Plant Quality:</u> All plant materials shall conform to the size and form standards set forth in the latest edition of AmericanHort's "American Standard for Nursery Stock - ANSI Z60.1". Above Ground: Trees shall be healthy with the color, shape, size, and distribution of trunk, stems, branches, buds and leaves typical of the plant specified. Any signs of stress, improper handling (wounds or broken branches), insect or disease damage, or dead/distorted branches should not be present. Trees shall have one central leader (unless otherwise specified) and grafts should be fully closed and visible above the soil line. Below Ground: A minimum of 3 structural roots should be reasonably distributed around the trunk (reject a tree with structural roots only on one side), the root crown should not be more than 2 inches below the soil line, the top 2 structural roots should not be more than 3 inches below the soil line when measured 4 inches away from the trunk. The top of the other structural root should not be more than 5 inches below the surface. The root system should be free of potentially stem-girdling or kinked roots above the root collar and main structural roots.

Inspection: Plants are to be inspected upon delivery to contractor by a contractor's representative and/or owner's representative. Trees not presenting proper form, incorrect variety, signs of poor health or over-stress, and girlding roots are to be rejected.

Storage & Transport: Plant materials should be protected from dessication during transport via breathable fabric covering the canopy and by watering rootball/pot thoroughly immediately prior to transport. Plant materials should be installed on day of delivery to site. If that is not possible, a temporary storage area can be constructed on-site. Plants are not to be stored on bare asphalt. If storage area is asphalt, cover bare asphalt with a layer of woodchips. Storage should be in shade, and plants be regularly watered at root-ball level, and spaced so foliage from one plant does not interfere with foliage of another. Tall plant materials are to remain upright during storage. Longer term storage plants are to be heeled-in or stored in mulch to the top of the container/root ball. Plant materials shall not be stored on-site for more than two weeks. Plants stored improperly or for too long may be subject to rejection and replacement dependent on ultimate planting condition.

Planting: Plantings shall be installed in accordance with details and specifications on this sheet. Details and specifications for other specific landscape items, such as tree preservation or erosion control may be found elsewhere in this drawing set on their own respective sheet. For items not specifically addressed by this plan set, refer to the latest edition of the "Landscape Specification Guidelines" developed by the Landscape Contractors Association of MD, DC, and VA. Should there be any ambiuguities or questions, please utilize the formal RFI/Submittal process.

Trees: The planting hole diameter is to be at a minimum three times the diameter of the root ball. The depth of the planting hole shall be dug so that the shoulder of the root ball is level with the existing grade leaving the root flare slightly higher. When planting on a slope, the depth of the hole shall be dug so that the bottom of the root flare is at the level of the existing grade at the sides of the hole. If the planting hole is mechanically dug, the hole is to be scarified by slightly enlarging hole by hand digging the sides and bottom to prevent glazing. The sides of the hole should be vertical or sloping outwards. Holes are not to be dug when soil is saturated. For balled and burlapped trees, the wire root ball cage is to be removed and burlap is to be cut and completely removed from the top and a minimum of 8" to 12" down the side of the root ball. Do not fold burlap down into hole, it must be removed. Any synthetic materials are to be completely removed from the trunk and root ball. Backfill in lifts using the same soil dug to create the hole, being careful not to over-compact the soil. Inoculate backfill soil or rootball with an approved balanced (Endo/Ecto) commercial mycorrhizae application. Do not amend or add fertilizer unless expressly specified to do so or is part of the approved mycorrhizae innoculant product. Do not place any soil on top of root ball. Trees are to be mulched to full depth specified immediately after planting. A ½" layer of approved compost is to be placed under the mulch layer. Do not place mulch against tree trunk.

Staking: Staking (if any) is to be installed per the accompanying details, utilizing tree webbing straps with grommets to prevent wire from coming in contact with the tree. While not preferred, full tree webbing systems are also permissible if approved through submittal, and installed per manufacturer's instructions. Wire is to be tensioned to allow for 1/2 inch of deflection up or down, and tension shall be rechecked and adjusted on a regular basis. Staking is to be removed as soon as possible after one year. GARDEN HOSE IS NOT TO BE UTILIZED FOR STAKING.

Irrigation: For permanent systems, irrigation should be largely installed prior to plant installation to avoid having to disturb planting beds or move plants to accommodate the installation of the irrigation system. For sites with no permanent irrigation system, Trees are to be irrigated until established by the use of temporary water bags through one growing year or until established. Shrubs, perennial beds, and lawns are to be thoroughly hand-watered or by movable temporary irrigation (sprinklers or drip hose) as necessary to reflect local weather conditions. Watering is to be deep into the soil and infrequent, as opposed to light surficial watering performed often.

Shrubs: For container shrubs, the planting hole is to be dug 3 times the width of the intact container. The container is to be completely removed and the sides of the soil/root clump scarified with a sterile sharp knife. They shall be planted so that the top of the soil level of the container is no more than 1.5" above the original grade. For balled and burlapped shrubs, remove as much burlap as possible from the top and sides of the rootball. Do not fold burlap into hole. Plant with the root flare slightly higher than the surrounding grade. Backfill with soil dug to create the hole. Do not cover top of root ball/clump.

Ground Covers/Perennials: Beds are to be prepared by tilling well to a minimum depth of 6", and soils shall be amended by incorporating 1" of compost meeting the US Composting Council reference specification, 1" of worm castings and/or well decomposed commercially produced compost, or a Class A biosolid also meeting the referenced US Composting Council specification prior to planting. Apply 3" of shredded non-dyed hardwood mulch immediately after planting.

Compacted or Poorly Drained Soils: For sites with heavily compacted or poorly draining soils, alternate planting methods will need to be employed. Contact project Landscape Architect for additional planting details and specifications should either unforeseen condition be encountered.

Conflicts with Existing Roots: Proposed landscape may be shown to be planted in the Critical Root Zones of existing large trees. Should, in the course of planting, large woody roots be discovered belonging to adjacent large trees that are to be preserved, shift the planting location of the tree to be planted to avoid cutting the woody root. Should a suitable planting location not be found within the proximity of where a proposed tree is to be planted, contact the project landscape architect for alternate planting location and recording of the discrepancy for landscape inspection/approval purposes.

Irrigation: New plant materials are to be watered as necessary to maintain health. If no permanent irrigation system is installed, trees are to be watered until established through the use of temporary water bags. Shrubs, perennials, and ground covers shall be hand-watered. Infrequent deep watering is preferred to more frequent quick/shallow watering.

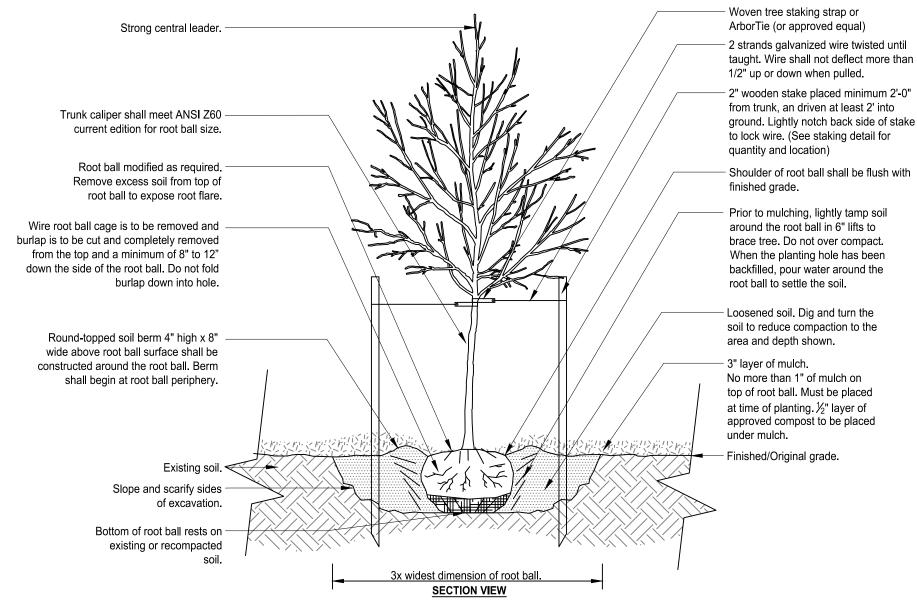
Lawn Areas:

Seeded Lawn Area: Areas to be seeded shall have planting soil tilled to a depth of 6" and free of stones greater than 1" diameter or length. Any amendments that are to be added should be tilled into soil prior to seeding. A seed mix composition chart shall be submitted for review prior to installation. Unless specified by the Owner's Representative, the seed mix must contain a minimum of three cultivars or types of grass in the blend, chosen from the recommended cultivars list of the most recent "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" document produced by the University of Maryland and the Maryland Turfgrass Council. Use of cultivars also appearing on the Turfgrass Water Conservation Alliance approved list is encouraged. Seeds coatings that aid in germination, moisture retention and prevent loss to bird consumption are acceptable. Seeded areas are to be covered by a light and loose layer of rapidly degradable mulch such as straw or hydraulically applied cellulose. Use of erosion control blankets or any synthetic webbing is not permissible for lawn areas unless specified by the Owner's Representative.

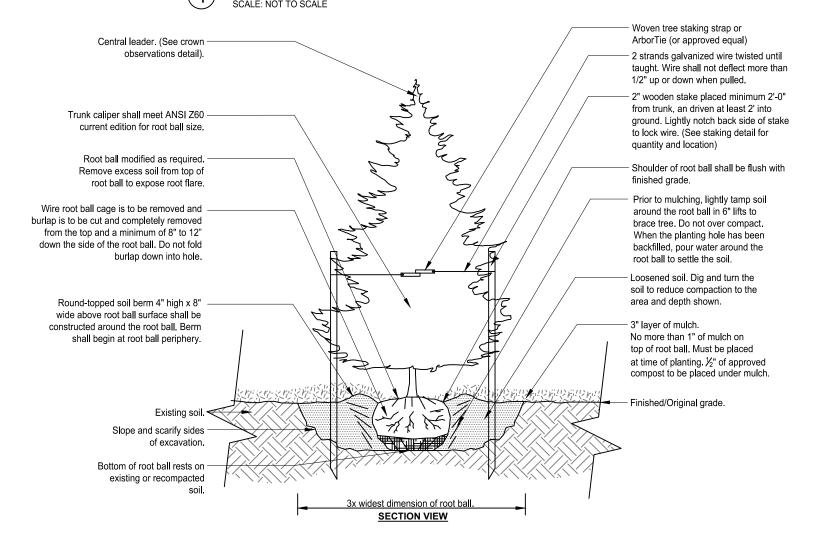
Sodded Lawn Area: Unless a proprietary sod is specified by the Owner's Representative, sod must be of a Maryland or Virginia certified variety suited to the specific growing requirements of where it is to be installed. Grower and variety to be submitted to Owner's Representative for review prior to ordering. Certification documentation for all sod is to be provided to the Owner's Representative upon delivery. For installation on slopes, the Contractor shall use biodegradable sod spikes to secure sod in place. Metal sod staples are not to be utilized for installation.

Invasive Species: Existing invasive species are to be removed utilizing appropriate approved methods including in the invasive species management plan (if applicable) prior to the installation of new plant materials, and is subject to inspection, and is a factor in the Certification of Installation.

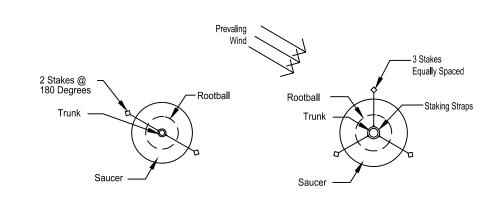
NOTE: These specifications and details are based on those developed by the Urban Tree Foundation, and have been improved to reflect current research into effective planting. The ISA has also replaced their own details and now reference the UTF details. The specifications and details illustrated in this plan set exceed the standards set in the ISA, LCA, and local jurisdictional planting details and specifications.



DECIDUOUS TREE PLANTING DETAIL



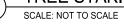
EVERGREEN TREE PLANTING DETAIL

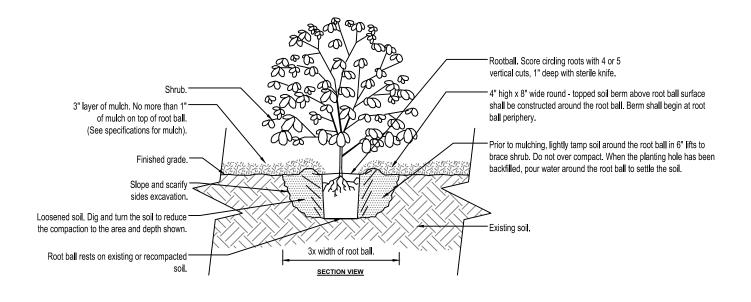


1. Utilize only Arbor-tie or approved equal or staking straps against tree trunks. 2. Reference manufacturer's detail of approved system for installation instructions. 3. Wire tension (if used) should not allow greater than 1/2" of play in any direction. 4. Staking should be removed on year after planting or as instructed.

For Trees Up to 2.75" Diameter

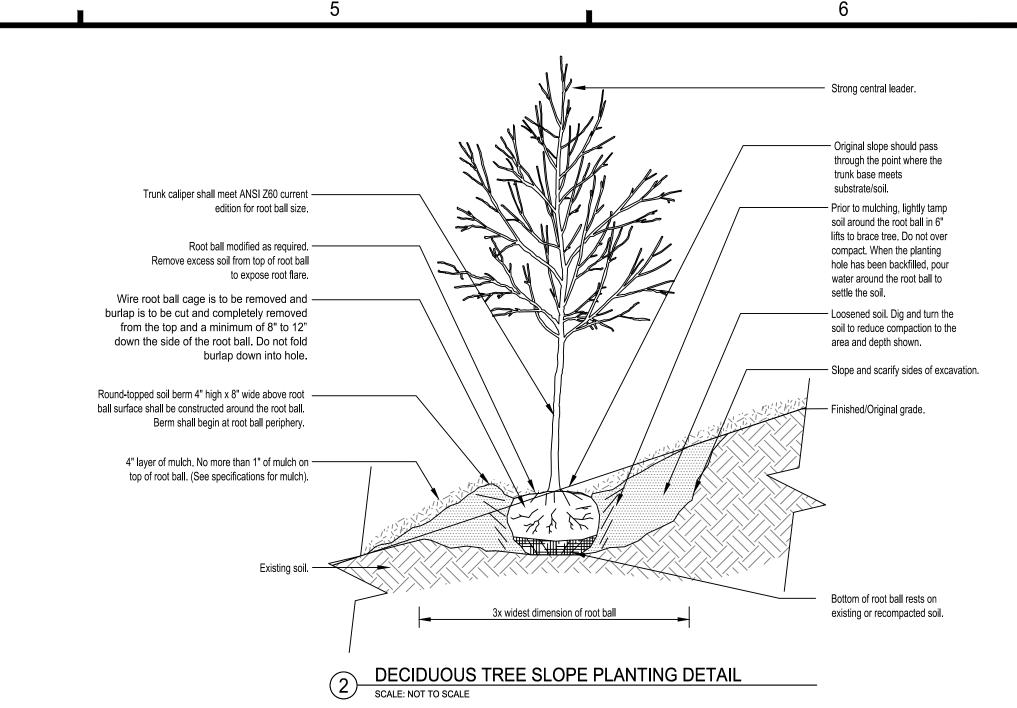
TREE STAKING DETAIL

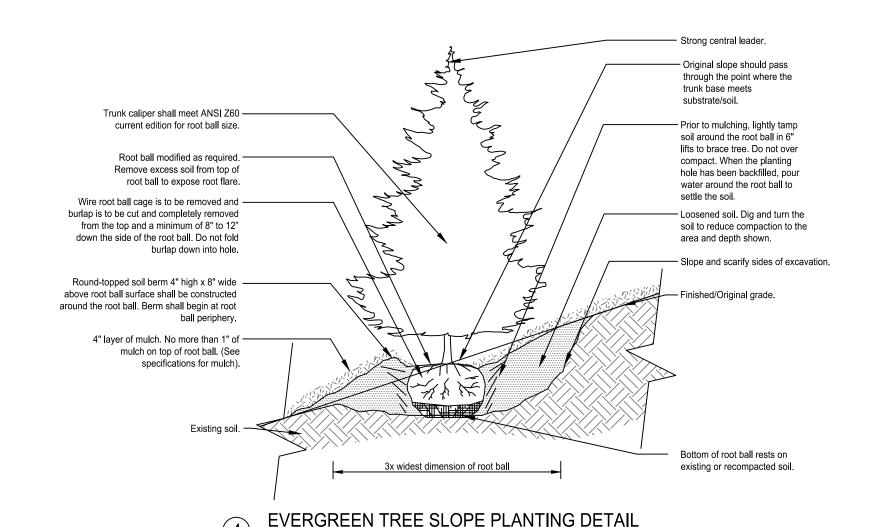


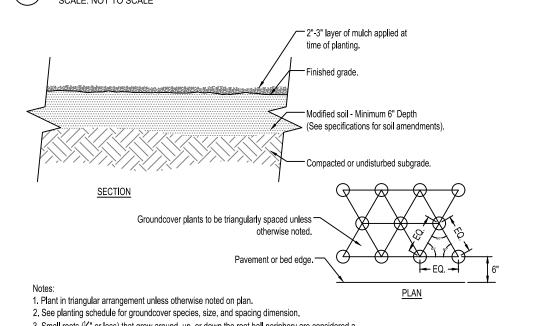


For Trees 2.75" Diameter and Greater

1. For ball and burlapped shrubs, remove completely as much burlap as possible, minimum halfway down the side of the rootball. Do not fold burlap down into hole. 2. See specifications for further requirements related to this detail,

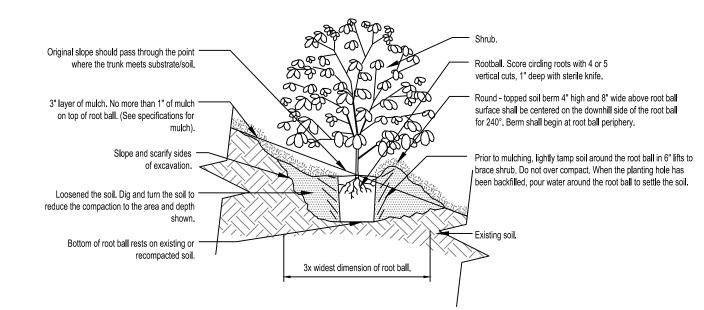






3. Small roots (\(\lambda''\) or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail). 4. Settle soil around root ball of each groundcover prior to mulching.

PERENNIAL/GROUNDCOVER DETAIL



1. For ball and burlapped shrubs, remove completely as much burlap as possible, minimum halfway down the side of the rootball. Do not fold 2. See written specifications for further requirements related to this detail.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

0 Ш **OP** Ш ST AME

Heuse B Connals

LAURIE B. DONNACHIE

Lic. No. 0406001880

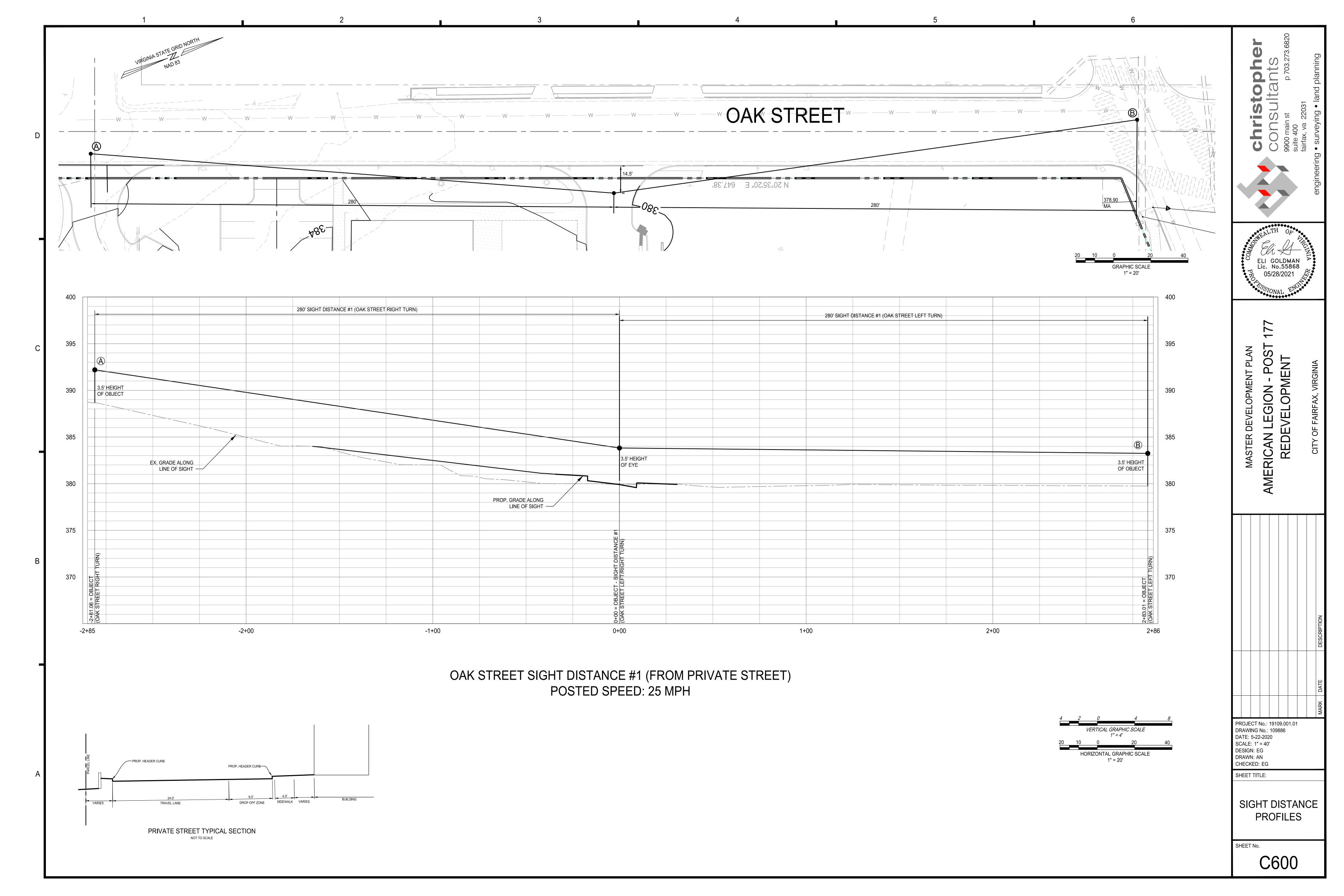
PROJECT No.: 19109.001.01 **DRAWING No.: 109886** DATE: 5-22-2020 SCALE: 1" = 40' DESIGN: EG, LBD DRAWN: AN, DV, JS, SG, YH CHECKED: EG

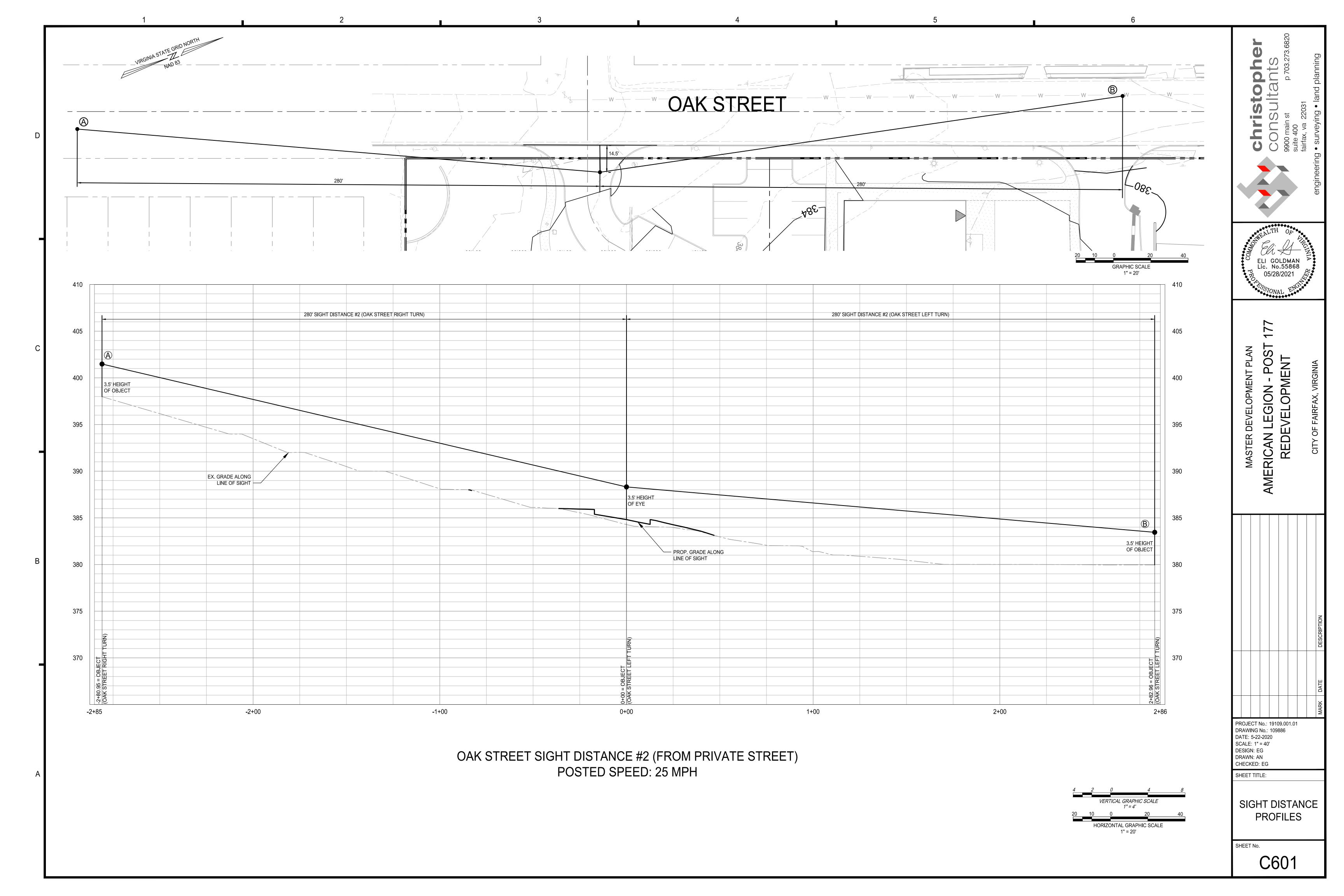
SHEET TITLE:

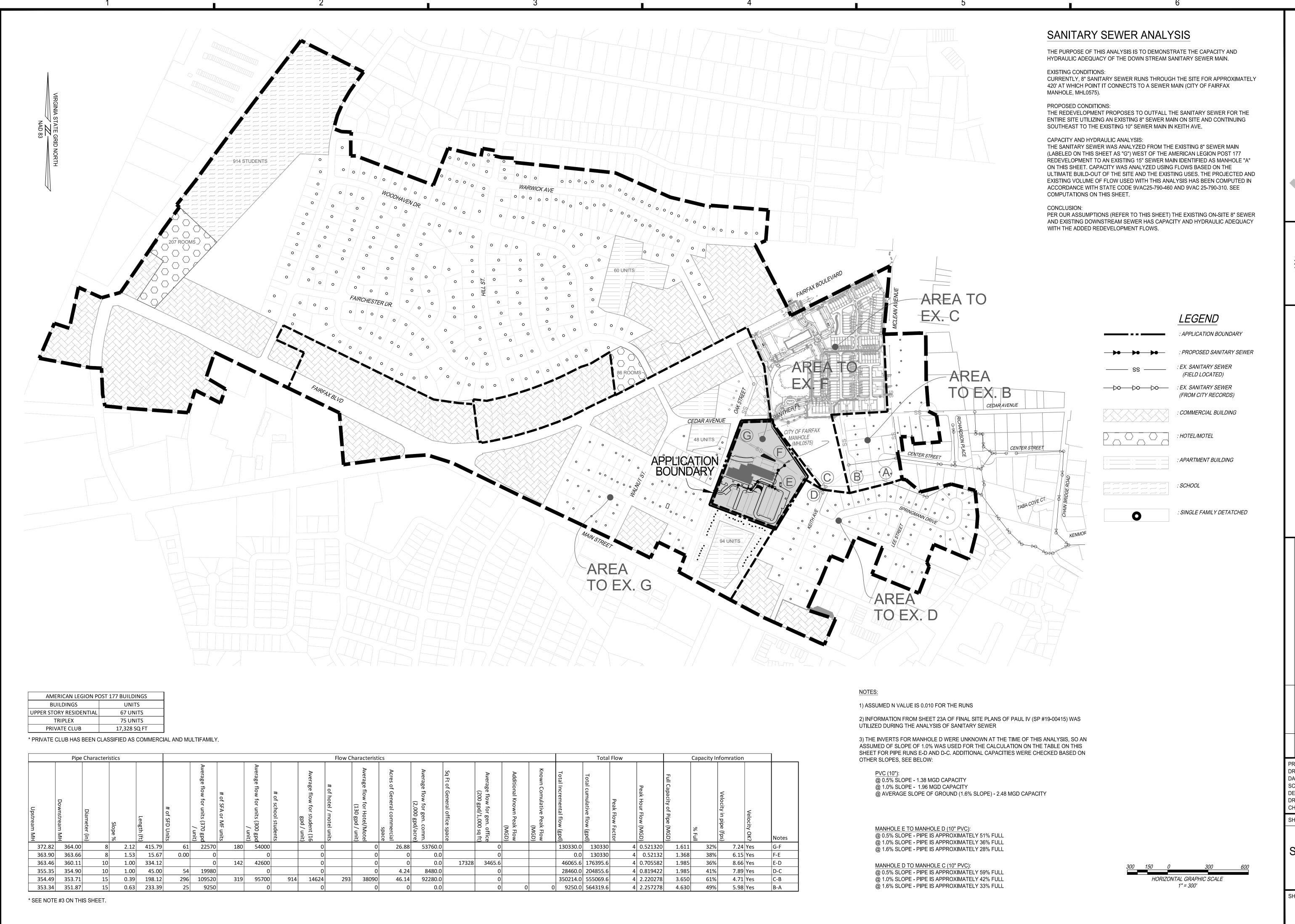
LANDSCAPE PLAN NOTES

SHEET No.









ristopher Sultants inst p.703.273.682

CODS 9900 main s suite 400 fairfax, va 2

agricora yaquicora

ELI GOLDMAN Lic. No.55868 05/28/2021

AASTER DEVELOPMENT PLAN
RICAN LEGION - POST 17
REDEVELOPMENT

MARK DATE DESCRIPTION

PROJECT No.: 19109.001.01 DRAWING No.: 109886 DATE: 5-22-2020 SCALE: 1" = 40' DESIGN: EG DRAWN: AN

CHECKED: EG
SHEET TITLE:

SANITARY SEWER ANALYSIS

C700

